

Retail Space **FOR LEASE**

230 Brittany Drive,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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230 Brittany Drive

Ottawa

Price
\$30.00/SF
GROSS + HST



Key Features

- Size** 1,827 sf

Ceiling 9'8"

Zoning MS2[874] H(33) – Mainstreet Zone 2

 - Ground floor unit with 275 apartment units on-site
 - Floor to ceiling display windows bring in plenty of natural light
 - Enclosed entrance vestibule
- Building signage
 - Two washrooms in-unit
 - Neighbouring tenants are Brittany Variety Store and Gapara Cleaning Services
 - Ideal for medical/dental office, beauty salon, physical therapy and massage, and much more.

Highlights

Ground-floor commercial unit available within a 275-unit residential apartment complex, offering a built-in customer base and convenient neighbourhood access. The space features a glass-front end-cap configuration, prominent building signage, two washrooms and an enclosed entrance vestibule that helps maintain interior comfort during colder weather. Well suited to retail, personal services, a dental or medical clinic, creative art studio or gallery.

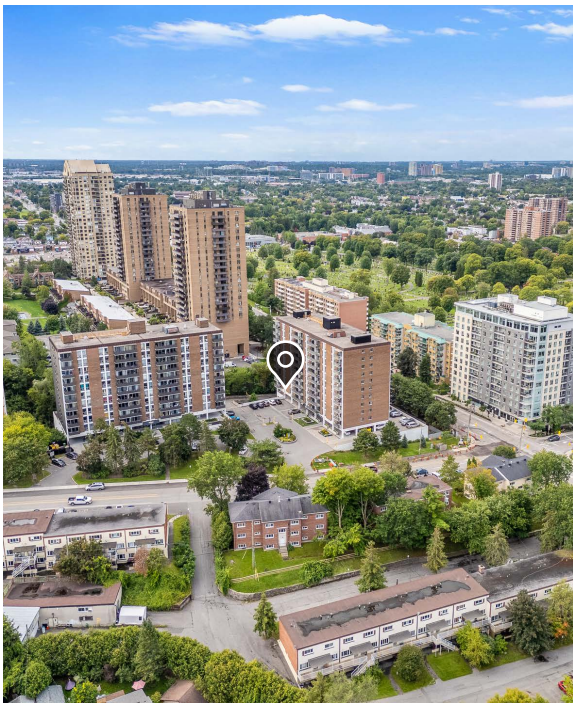
Located at 230 Brittany Drive in Ottawa’s east end, just off St. Laurent Boulevard and near Montreal Road. The property offers convenient access for clients, customers and employees, with Highway 417 only a short drive away.



Location Overview

Located in Ottawa’s east end, 230 Brittany Drive is surrounded by established residential neighbourhoods that provide a steady local customer base. Its setting within a 275-unit apartment complex offers added visibility and convenient access for nearby residents.

The property is just off St. Laurent Boulevard, near Montreal Road, with quick connections to Highway 417. Nearby transit, retail, services and major arterial roads



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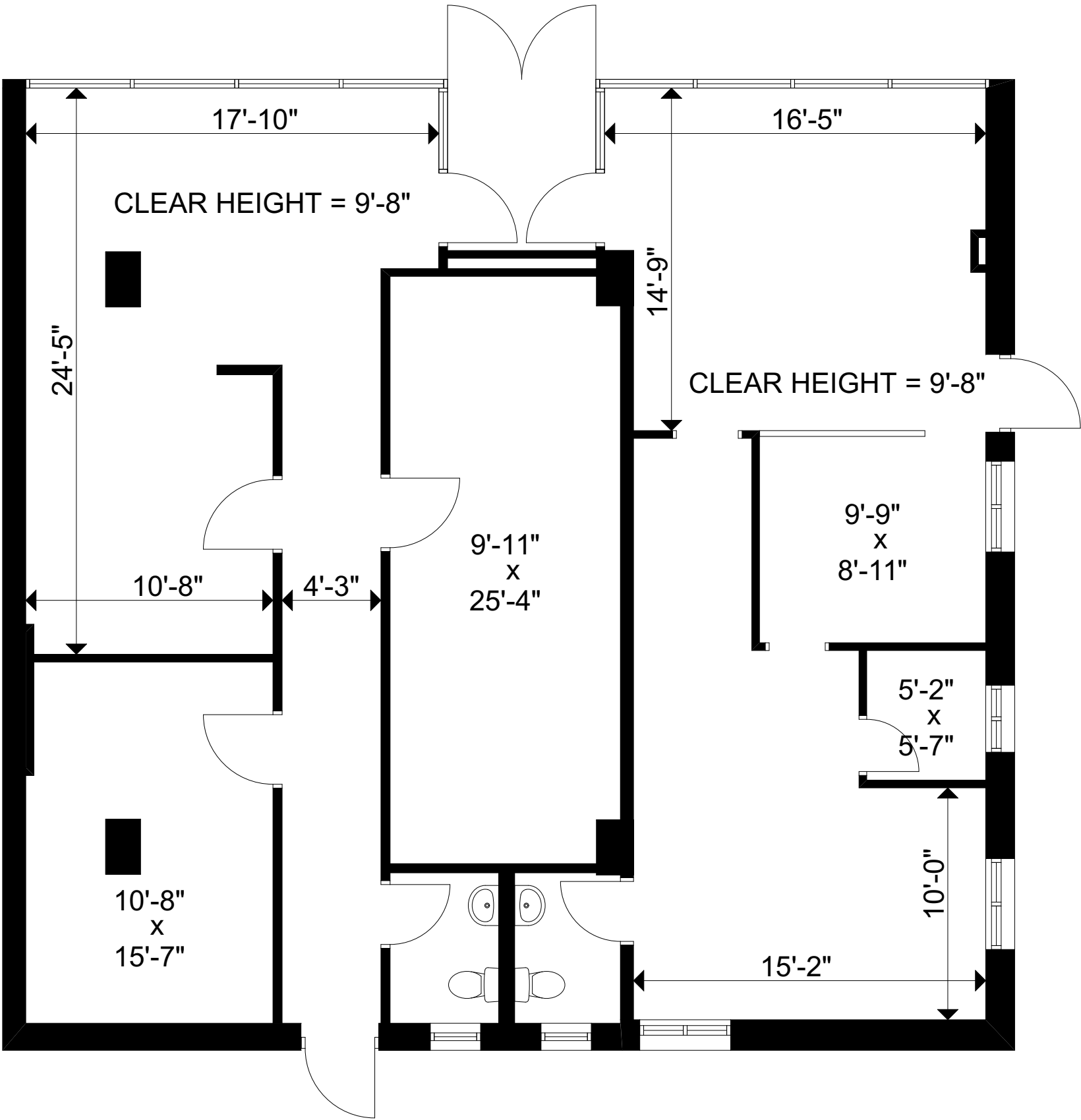
Charles Mirsky, Broker
COO – Brokerage Services

Jason Shinder, Broker of Record
CEO

Floor Plan

1,840 SF Retail Unit

- This versatile retail unit offers a flexible layout with generous open areas, private rooms, and two washrooms.
- Large front windows provide natural light, while ceiling heights of approximately 9'8" create a bright and comfortable environment.
- The existing configuration is well suited to a medical or wellness clinic, professional service provider, specialty retailer, or showroom.



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AREA MAP

Positioned in Ottawa's east end, 230 Brittany Drive serves a well-established residential community near St. Laurent Boulevard and Montreal Road. The surrounding area offers a convenient mix of neighbourhood retail, dining, schools, parks and everyday services.

Strong transit connections and quick access to Highway 417 make the location easily accessible from downtown Ottawa and surrounding communities, supporting consistent customer and client traffic.

Established Residential Base

Surrounded by mature neighbourhoods that support steady demand for local retail, health and personal services.

Connected Location

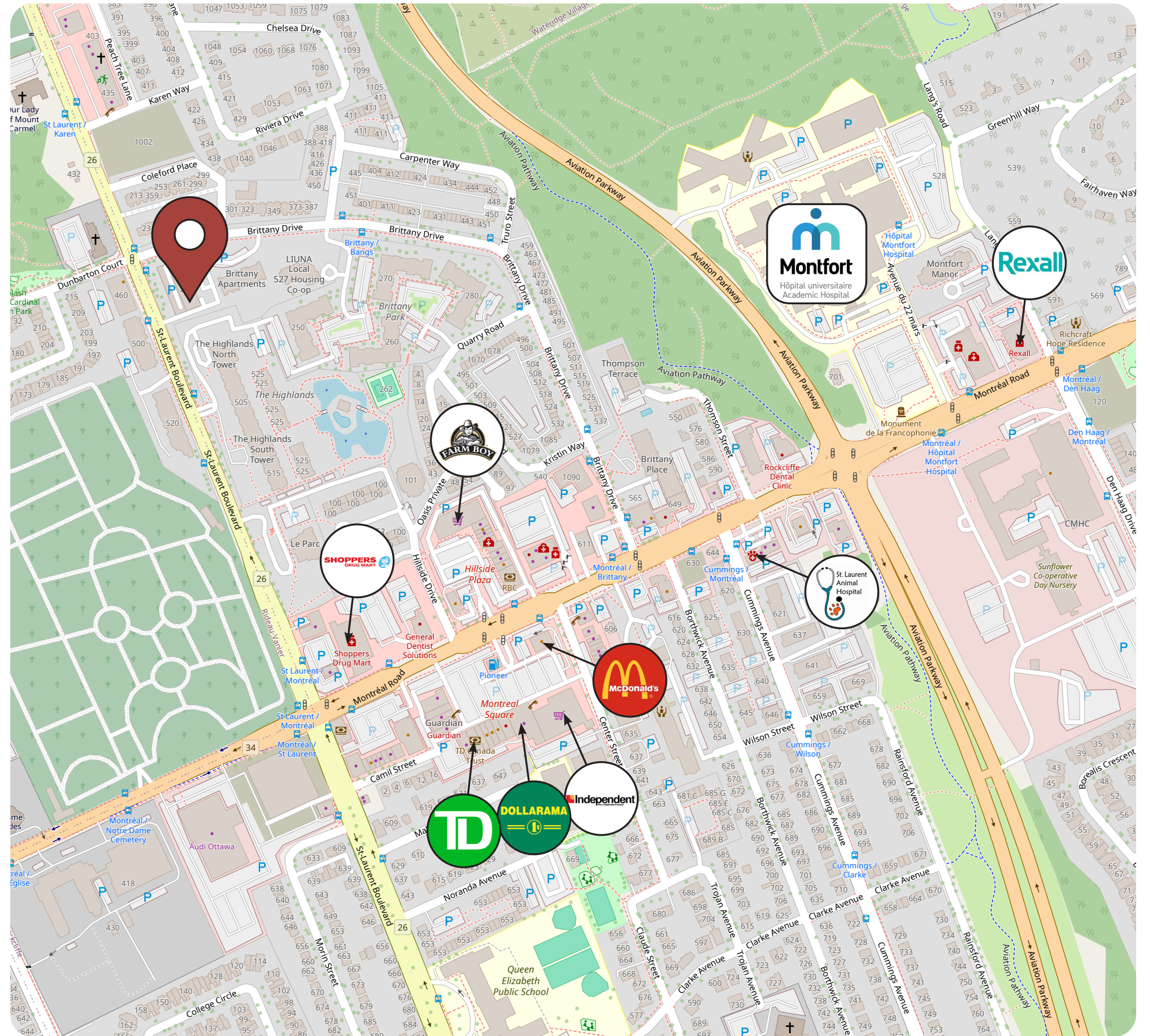
Conveniently positioned near St. Laurent Boulevard and Montreal Road, two major east-end routes

Easy Highway Access

Highway 417 is a short drive away, providing efficient connections across Ottawa.

Everyday Convenience

Close to shopping, dining, schools, parks, public transit and essential services.



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Demographic Data

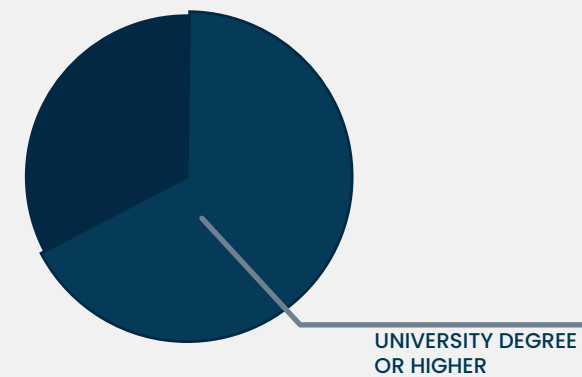
CoStar Demographics (2026)

The surrounding 5 km area offers a large, diverse and well-educated population, creating a strong customer base for businesses that rely on repeat neighbourhood visits. The area's mix of established households, working professionals and younger adults supports demand for convenient retail, personal care and creative services.

A broad working-age population and continued household growth also strengthen the location's appeal for dental clinics, medical offices and other appointment-based services. The combination of nearby residents, skilled professionals and accessible transportation routes provides a solid foundation for both community-focused operators and specialized service providers.

Educational Attainment

Over 68% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

Broad household income levels support demand for convenient retail, health, wellness and personal services

\$76K
TO \$114,929K

Labor Force Participation

61%

within a 5 km radius, a highly active working demographic with most employed in sales & services, government, social sciences, education, and business & finance.

Household Characteristics

One or two-person households dominate making up 73%, with household growth expected to reach

16.8%
BY 2033



Over 16,007 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 226,890 by 2033.

12.17%
GROWTH
BY 2033

Age Distribution

Over 80% of the surrounding population is under 65, supporting a strong customer base of working professionals, families and active adults seeking convenient retail, health and personal services.

MEDIAN AGE IS

44



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