

FOR SUBLEASE - PRIME RETAIL

2200 Montreal Road, Ottawa, ON



DESCRIPTION:

✓ Well established plaza located on Montreal Road at Shefford Road, in the heart of Beacon Hill. Plaza is at entrance to major Canotek industrial park. High traffic, established and captive residential audience. Close to Hwy 417, and conveniently located on bus routes and close to new LRT Montreal Station. Join Money Mart, Dairy Queen, Subway, Little Caesars, Dental, Chiropractor, Shawarma, Martial Arts. Close to Royal Bank, McDonald's. Ideal for medical services, optical, financial services, retail community store and general office.

SPACE AVAILABLE: Current Vapanada Vape Shop

- ✓ UNIT A3: 700 square feet rentable.
- ✓ Sublease Term ends December 31, 2027.
- ✓ Landlord open to a new 5-year term.

NET RENTAL RATE:

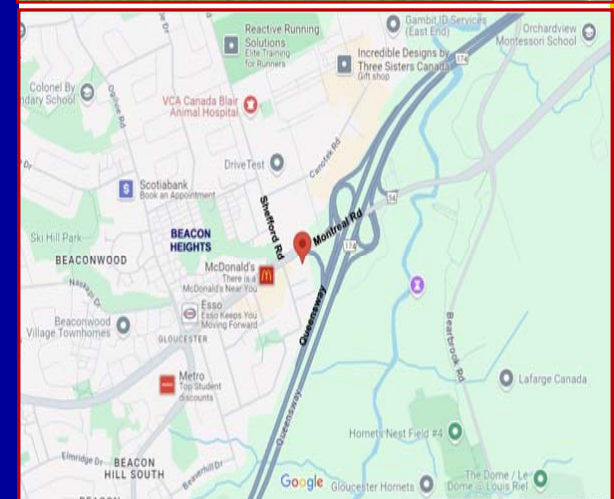
- ✓ \$20.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$17.49 p.s.f. per annum (estimate) plus Water \$0.68 p.s.f. per annum. Gas and Hydro charged back to Tenant at \$5.09 p.s.f. per annum. Maintenance by Tenant and Landlord does quarterly inspection and filter changes.

SIGNAGE * PARKING * ACCESS:

- ✓ Storefront signage. Potential pylon signage.
- ✓ Ample parking. Excellent access/egress.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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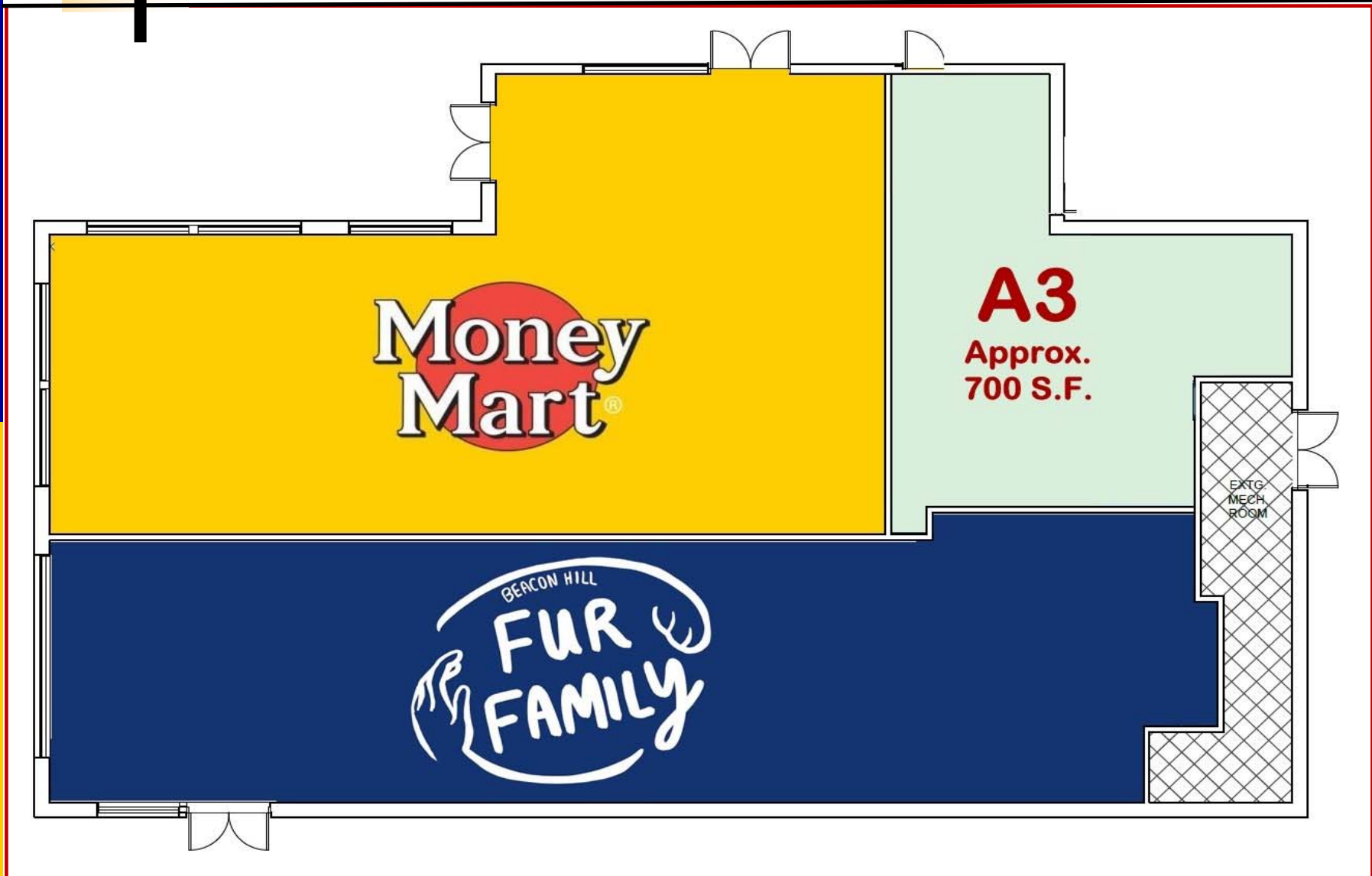


SITE PLAN

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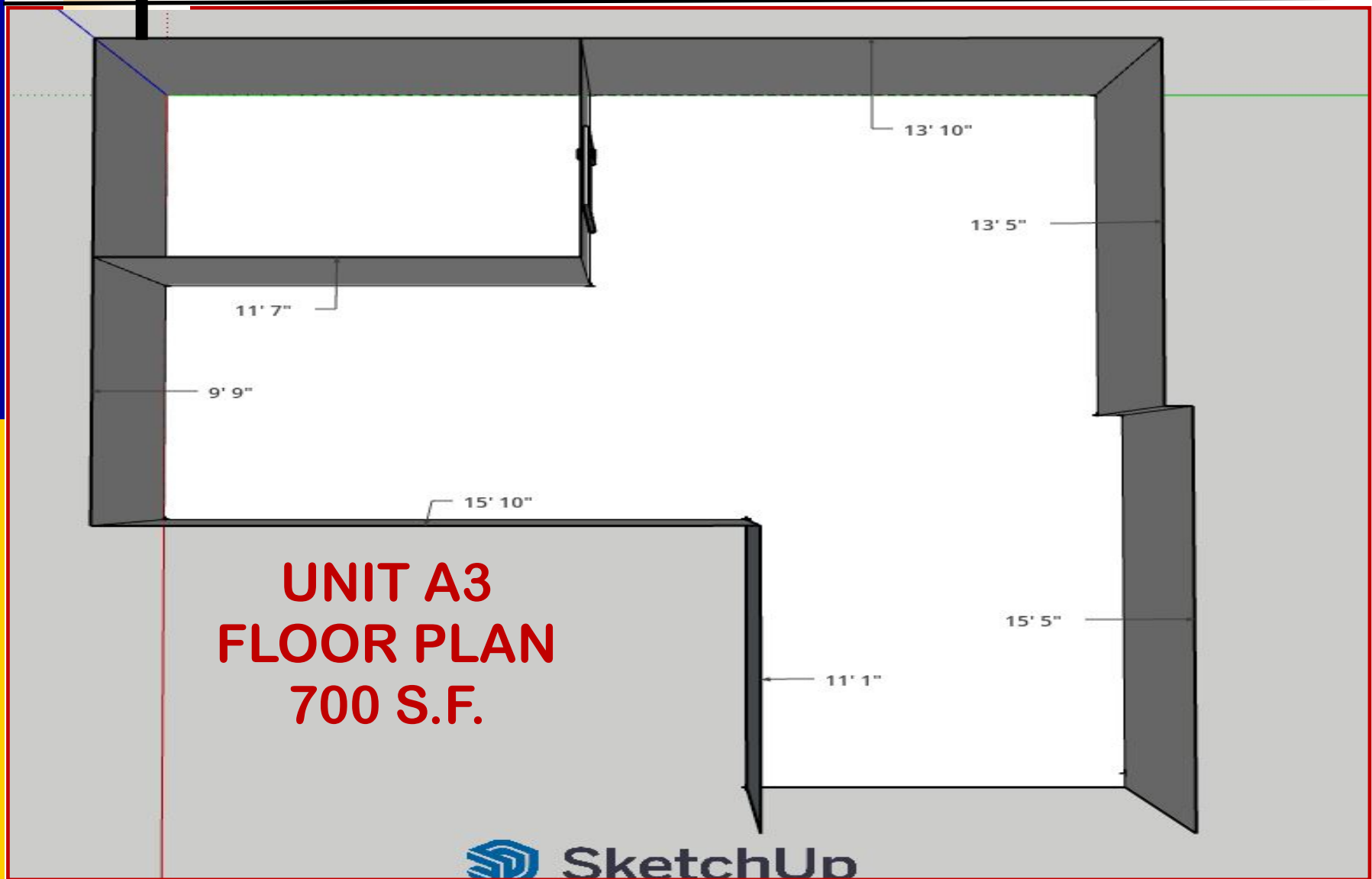
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RENTAL STATEMENT

2026

Period	January 1, 2026 to December 31, 2026	PerSqft	Monthly
Base Rent	\$	20.00	\$ 1,166.67
Operating Costs	\$	17.49	\$ 1,020.00 *
Utilities Block A Only	\$	5.09	\$ 296.72 *
Water Estimate	\$	0.68	\$ 39.67 *
HST (13%)			\$ 328.00
Total Monthly Payment			<u>\$ 2,851.05</u>

Please note the amounts payable to: Gloucester Crossing Inc will be reflected in the PAD payments through Plooto.

January 1, 2026	\$	2,851.05
February 1, 2026	\$	2,851.05
March 1, 2026	\$	2,851.05
April 1, 2026	\$	2,851.05
May 1, 2026	\$	2,851.05
June 1, 2026	\$	2,851.05
July 1, 2026	\$	2,851.05
August 1, 2026	\$	2,851.05
September 1, 2026	\$	2,851.05
October 1, 2026	\$	2,851.05
November 1, 2026	\$	2,851.05
December 1, 2026	\$	2,851.05

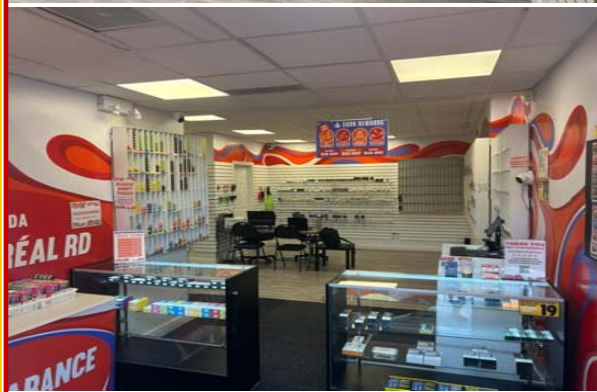
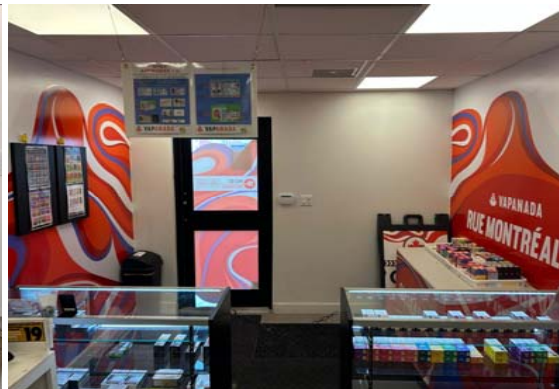
* Estimated charges subject to change.

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