

FOR LEASE - PRIME RETAIL SPACE

1934 Montreal Road, Ottawa, ON



DESCRIPTION:

- ✓ **Ogilvie Square** is a grocery store anchored shopping centre located in Ottawa's East end at the corner of Ogilvie Road and Montreal Road. The area is a busy commercial hub with high traffic on Montreal Road and easy access to the 417 Highway.
- ✓ Join Metro, BMO, Pizza Pizza, Pharmasave Ogilvie Square, Dental Clinic in busy commercial retail strip plaza servicing captive residential neighbourhood.
- ✓ Good access and on major bus route. The location is suitable for retail, service, and medical uses.
- ✓ **SPACE AVAILABLE:** (Current Home Hardware)
- ✓ Approximately 5,807 square feet rentable available January 1, 2026.
- ✓ May be subdivided.

NET RENTAL PRICE:

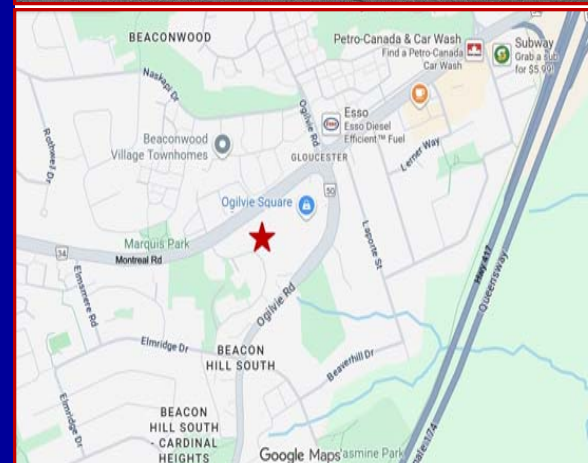
- ✓ \$22.00 per square foot net. Subdivided rates to be determined.

OPERATING COSTS:

- ✓ \$12.00 per square foot (estimate).
- ✓ *Electrical:* Main switchgear is 600 volts, stepped down to 240/120V. The service to the unit is 200 amps, single phase, split into two 100-amp breaker panels (to be verified by tenant). *HVAC:* A 14-ton unit.

SIGNAGE & PARKING:

- ✓ Good storefront signage. Prominent new pylon signage available.
- ✓ Ample Parking.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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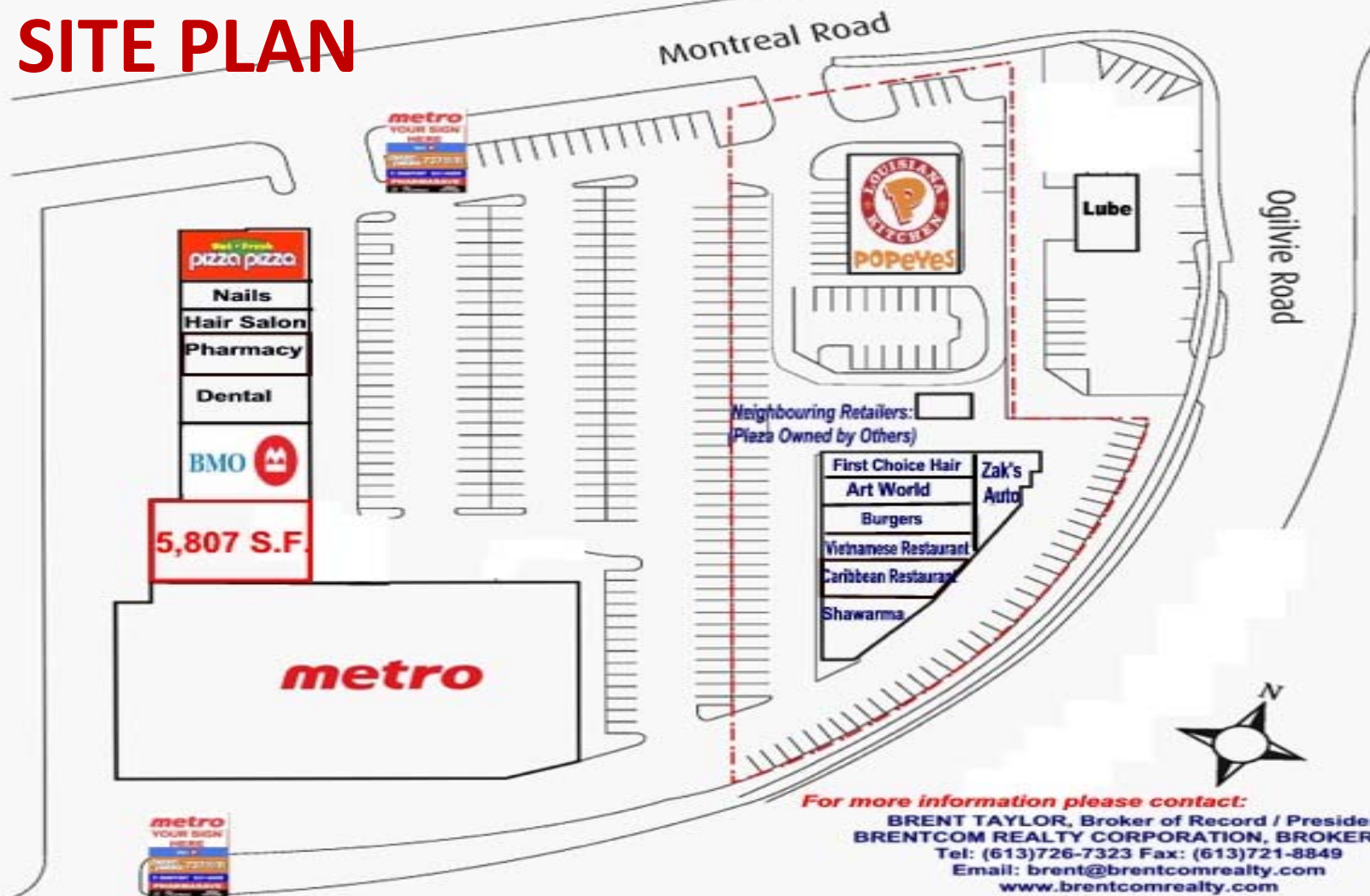
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SITE PLAN



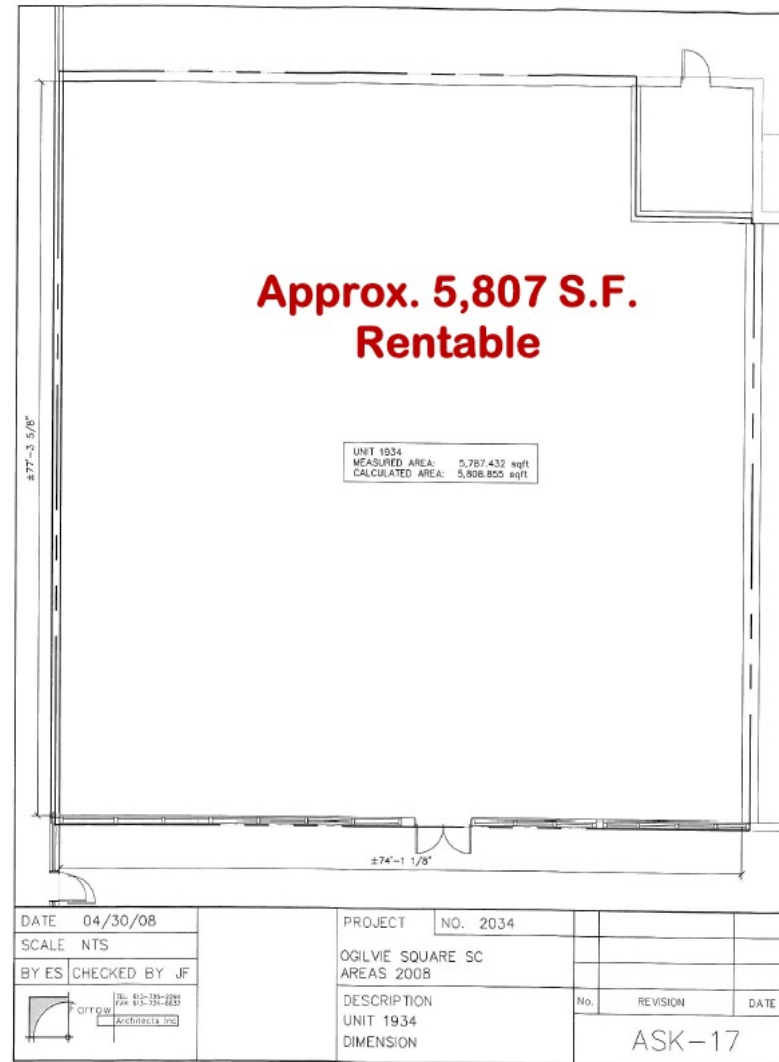
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FLOOR PLAN



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POTENTIAL SPLIT PLAN

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New
Pylon
Signs



Rear Loading



Rear Loading

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