

# FOR LEASE: 71 Montreal Road, Vanier



## DESCRIPTION: **RETAIL / OFFICE / MEDICAL**

✓ Busy street front plaza located on Montreal Road, a major arterial road between downtown Ottawa (Rideau Street) and the Vanier Parkway.

## SPACE AVAILABLE: **Available Immediately**

✓ 2,460 square feet rentable.

## RENTAL RATE:

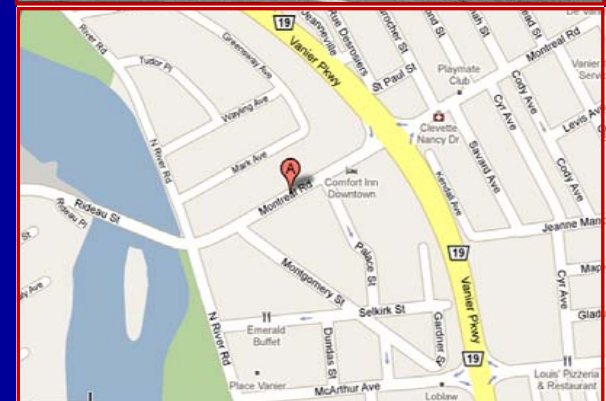
✓ \$4,500.00 per month gross (escalating over 5-year term), plus hydro.

## OPERATING COSTS AND TAXES:

- ✓ Operating Cost & Realty Tax escalations over 2026 base year.
- ✓ Separately metered for hydro.

## SIGNAGE AND PARKING:

✓ Storefront signage. Ample street parking.



*For more information please contact:*

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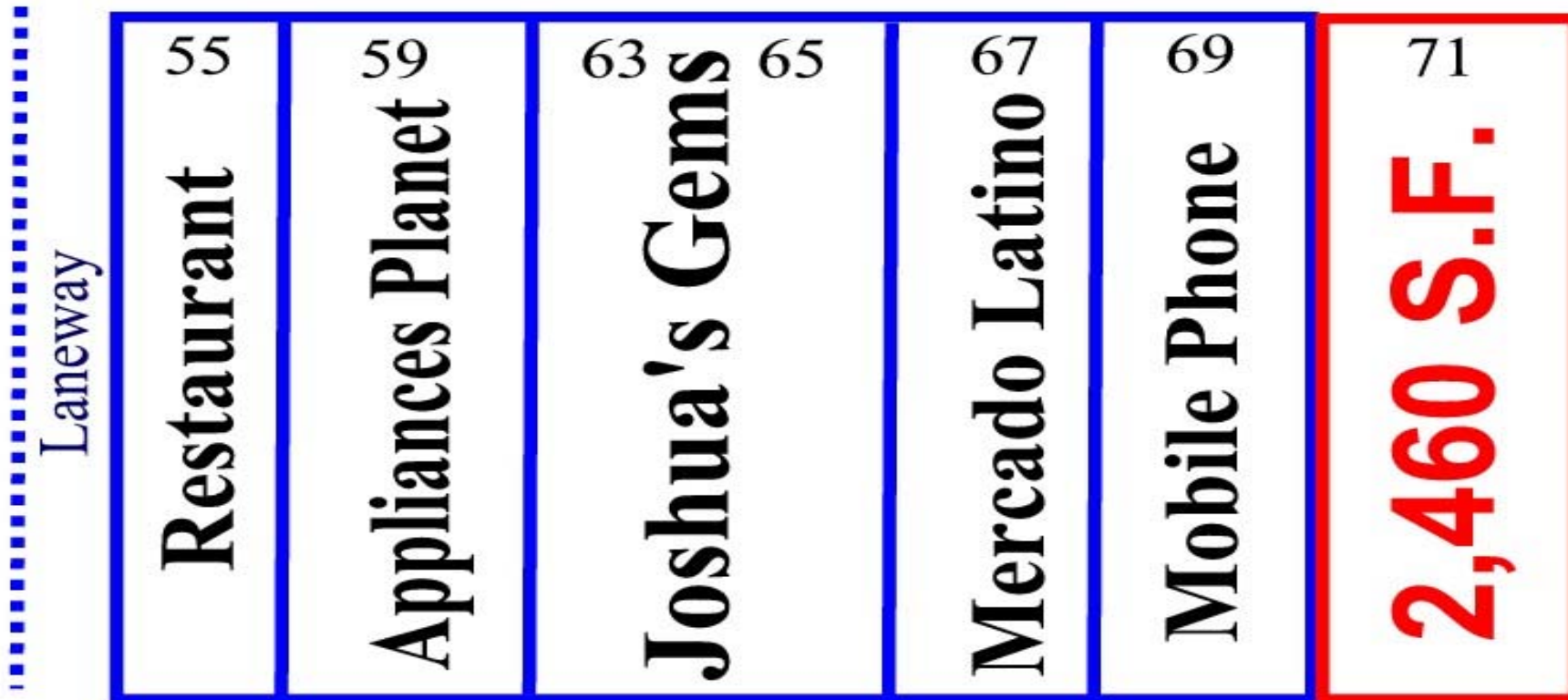
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**FOR LEASE:**

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Rear Walkway



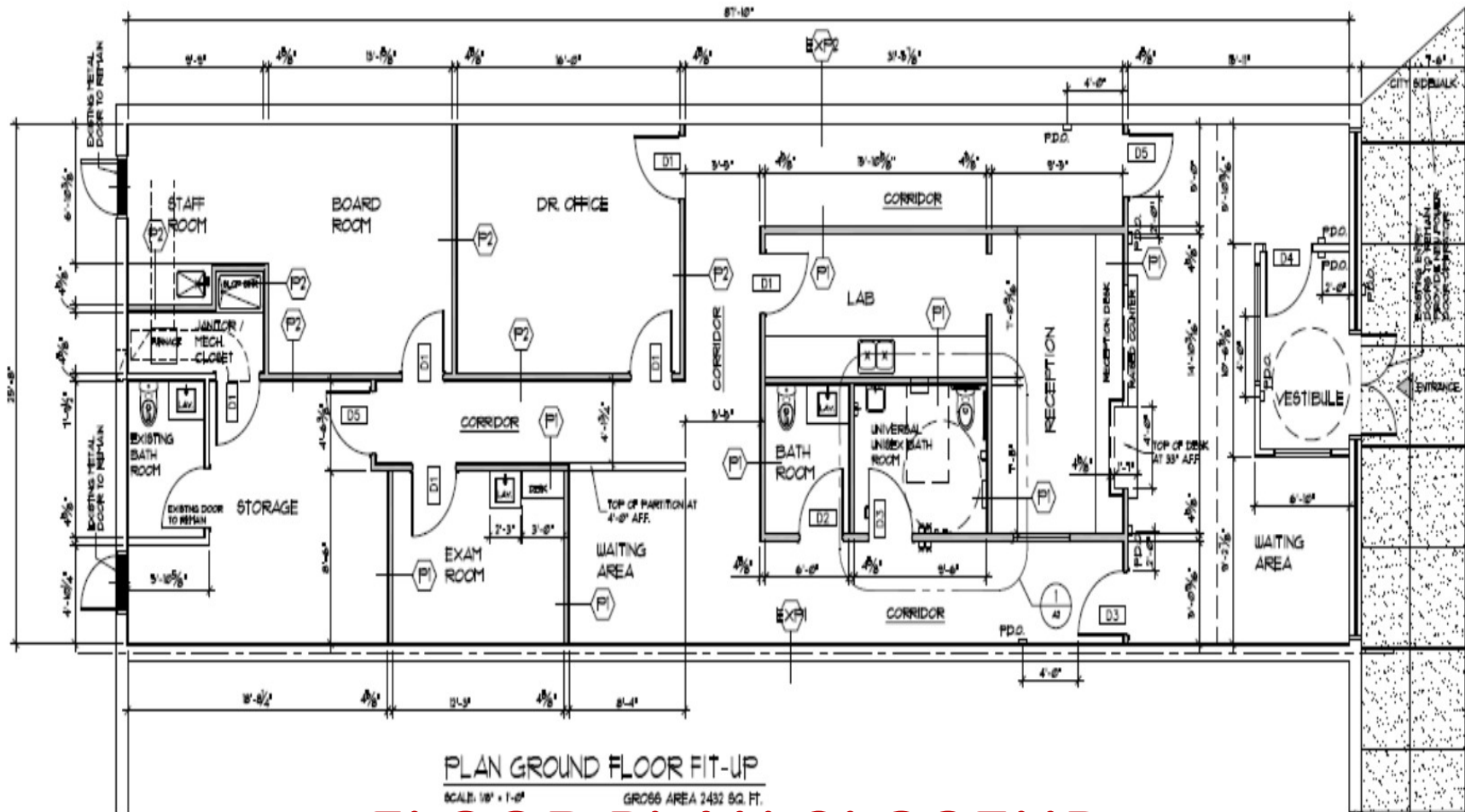
Street Parking Only

**Montreal Road, Vanier, ON**

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## FLOOR PLAN CLOSEUP

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