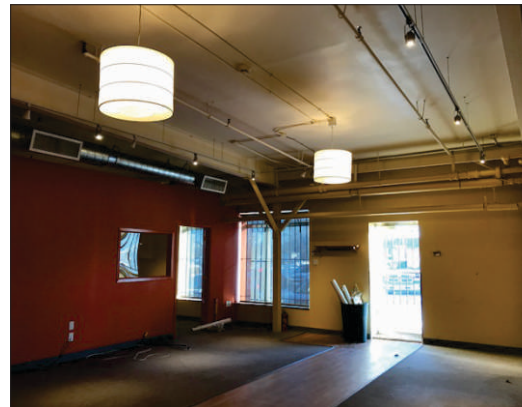




REAL ESTATE  
BROKERAGE



FOR LEASE

## 955 B GLADSTONE AVENUE, Ottawa, ON

1,400 Square Feet

Unique SHOWROOM/OFFICE Space

**up to 25% of floor space can be allocated to RETAIL!**

### Exclusive Listing Agent

Cheryl Kardish-Levitan, B.A., FRI.

Broker

cherylkl@clvgroup.com

613-604-0608

CLV Realty Corporation  
485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2  
613-728-2000

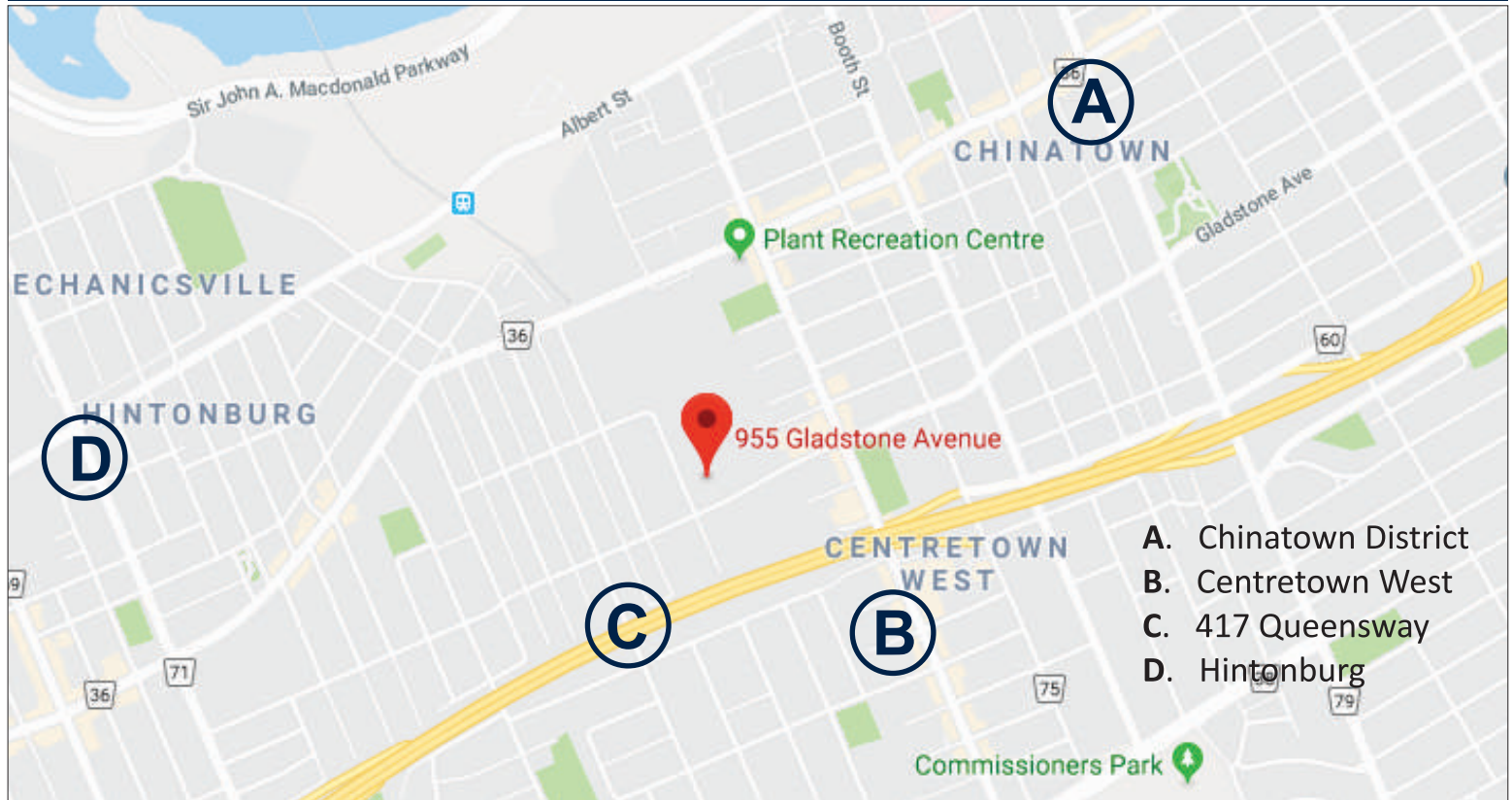
[www.clvrealty.com](http://www.clvrealty.com)

Information furnished regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



# REAL ESTATE BROKERAGE

955 B Gladstone Ave., Ottawa  
Commercial



**Asking Gross Rent:** \$16.00/per square foot GROSS

**Term:** 3-5 years

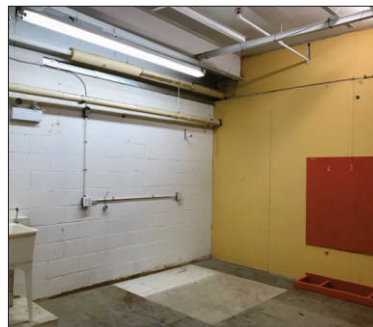
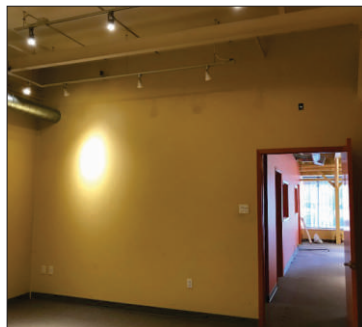
**Available Space:** 1,400 square feet

**Possession:** Immediate

**Tenancy:** Multiple

**Zoning:** IG1 H(11) - Light Industrial

**Description:** Unique Office/ Showroom space formerly a Production Studio. Ideal for Display, manufacturing, **up to 25% of floor space can be allocated to RETAIL!** Newer HVAC system throughout. Offices, storage area, and meeting room. Ideally situated to the new LRT! Close to bike paths, restaurants and in a trendy neighbourhood! Corner of Gladstone and Loretta, in the heart of Little Italy! 2 blocks from Preston!



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