



REAL ESTATE  
BROKERAGE

COMMERCIAL  
REAL ESTATE

FOR LEASE



2559 INNES ROAD  
OTTAWA, ON



EXCLUSIVE LISTING AGENT

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**CLV REALTY CORPORATION**  
Brokerage, Independently Owned and Operated

**613-728-2000**

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

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



# REAL ESTATE BROKERAGE

2559 INNES ROAD, OTTAWA, ON  
COMMERCIAL OFFICE & RETAIL

## PROPERTY INFORMATION

### AVAILABLE SPACE

Retail: 800 square feet

Office: 400 & 865 square feet

### GROSS RENT - 2 UNITS LEFT!

~~Unit 1 (Retail) – 800 square feet - \$1,500 per month - LEASED~~

**Unit 2 (Retail) – 800 square feet - \$1,500 per month**

**Unit 4 (Office) - 865 square feet - \$1,500 per month**

~~Unit 7 (Office) – 650 square feet - \$850 per month - LEASED~~

~~Unit 8 (Office) – 650 square feet - \$850 per month - LEASED~~

~~Unit 10 (Office) – 400 square feet - \$550 per month - LEASED~~

(Heat, hydro, water included in Gross rental rate.)

### LEASE TERM

3-5 Years



## PROPERTY DESCRIPTION

Solid brick building. Heat, hydro and water included in Gross rental rate. Available immediately. Signage available. Plenty of on-site parking! Fully air conditioned. Zoned - \*\_Lc6. Retail units have exposure to Innes Road. Unit 4 - is fully fit-up for a medical use.

## PROPERTY LOCATION

Professional building located on Innes Road at the west end of Blackburn Hamlet. Conveniently located just off the Blackburn bypass and minutes from Hwy 417.

Anchor Tenants: Bearbrook Dental Centre and  
Capital Security



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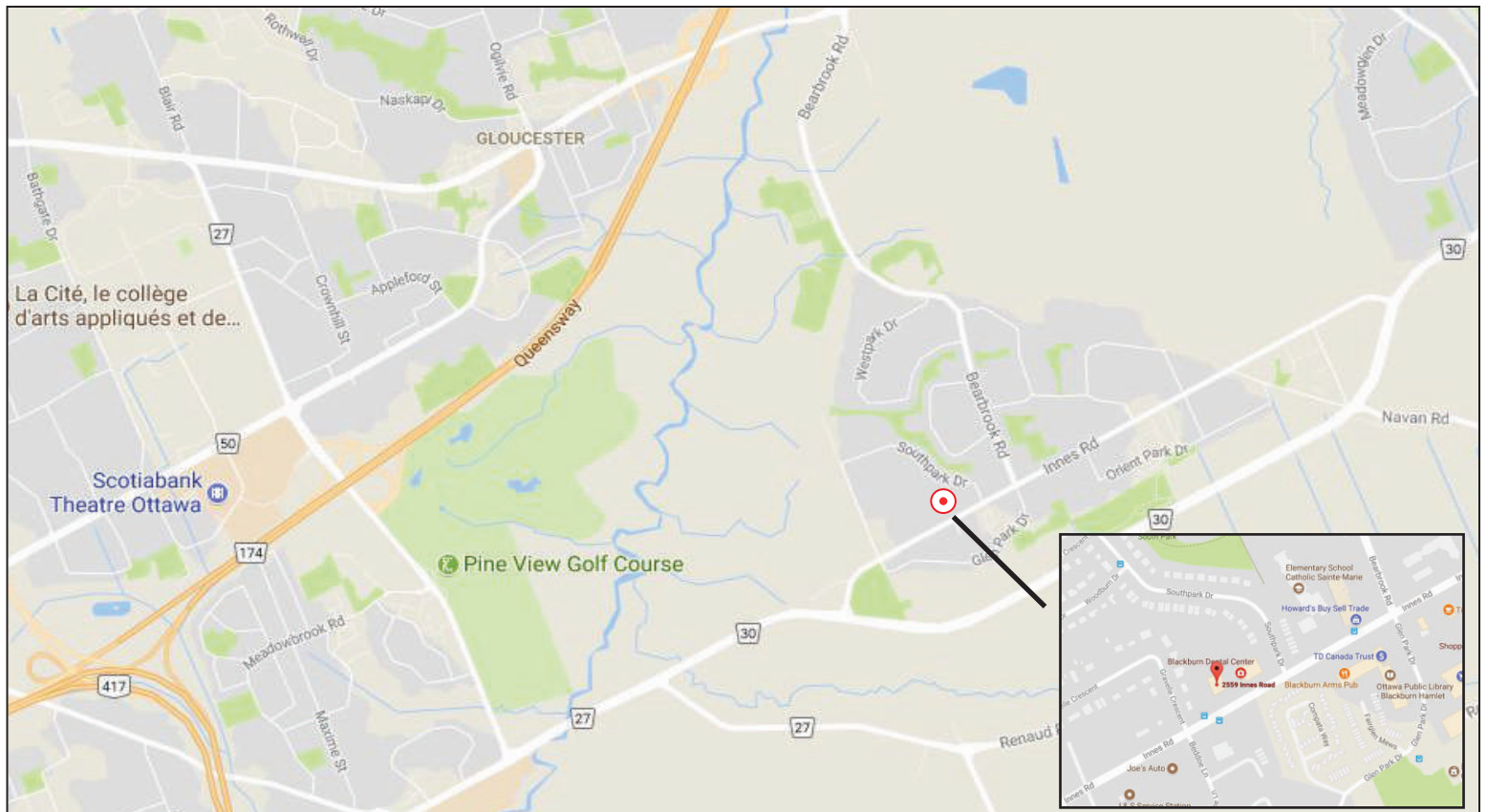
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