



**REAL ESTATE
BROKERAGE**

**COMMERCIAL
REAL ESTATE**

RETAIL

FOR LEASE



224 BANK STREET OTTAWA, ON K2P 1X1

1,547 Sq. Ft. +/- Approx.

Turnkey Retail Space

Retail Leasing Opportunity

EXCLUSIVE LISTING AGENT

CHERYL KARDISH-LEVITAN

Sales Representative

cherylkl@clvgroup.com

CLV REALTY CORPORATION
Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

613-728-2000
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.



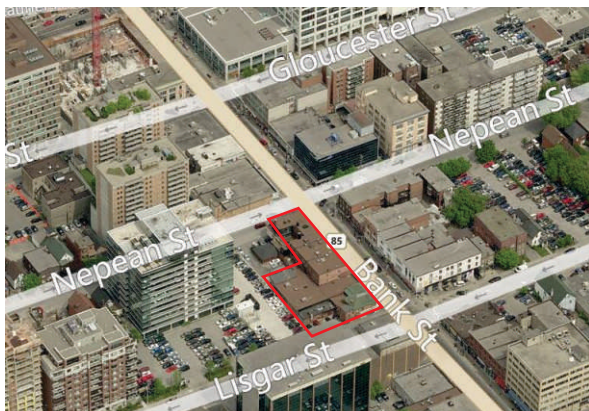
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Available space:	1,547 sq.ft.+/- approx.(includes share of common area is 91 sq.ft) Retail space includes a 2200 sq.ft. basement, perfect for storage
Lease Rate:	Starting at \$32/sq.ft. net
Operating Costs	\$16.15/sq.ft for 2018 (Op costs \$7.39 + Taxes \$8.76)
Utilities:	Additional, separate hydro and gas meter. 150 amps, 300 volts.
Zoning:	Commercial
Parking:	Onsite/Street Parking
Possession:	Vacant - immediate
Features:	High vaulted tin ceilings & brick wall!

Property Summary:

- Ideally located in a high traffic area on Bank St. between Nepean and Lisgar, in the heart of Ottawa's Business District
- High density area comprised of both residential and office demographics
- Tremendous number of new high end condominium buildings over the last 5 years
- Ideal for many retail uses such as fashion, electronics, art gallery, and more!
- Includes basement storage. Onsite Parking is negotiable



Locator Map

Landmarks include the Canadian Museum of Nature, Dundonald Park, Jack Purcell Park, the Ottawa Curling Club and the Ottawa bus terminal.

Being walking distance to the downtown business core and many shops, restaurants and activities, Centretown is fast becoming a popular place for urban professionals to reside.

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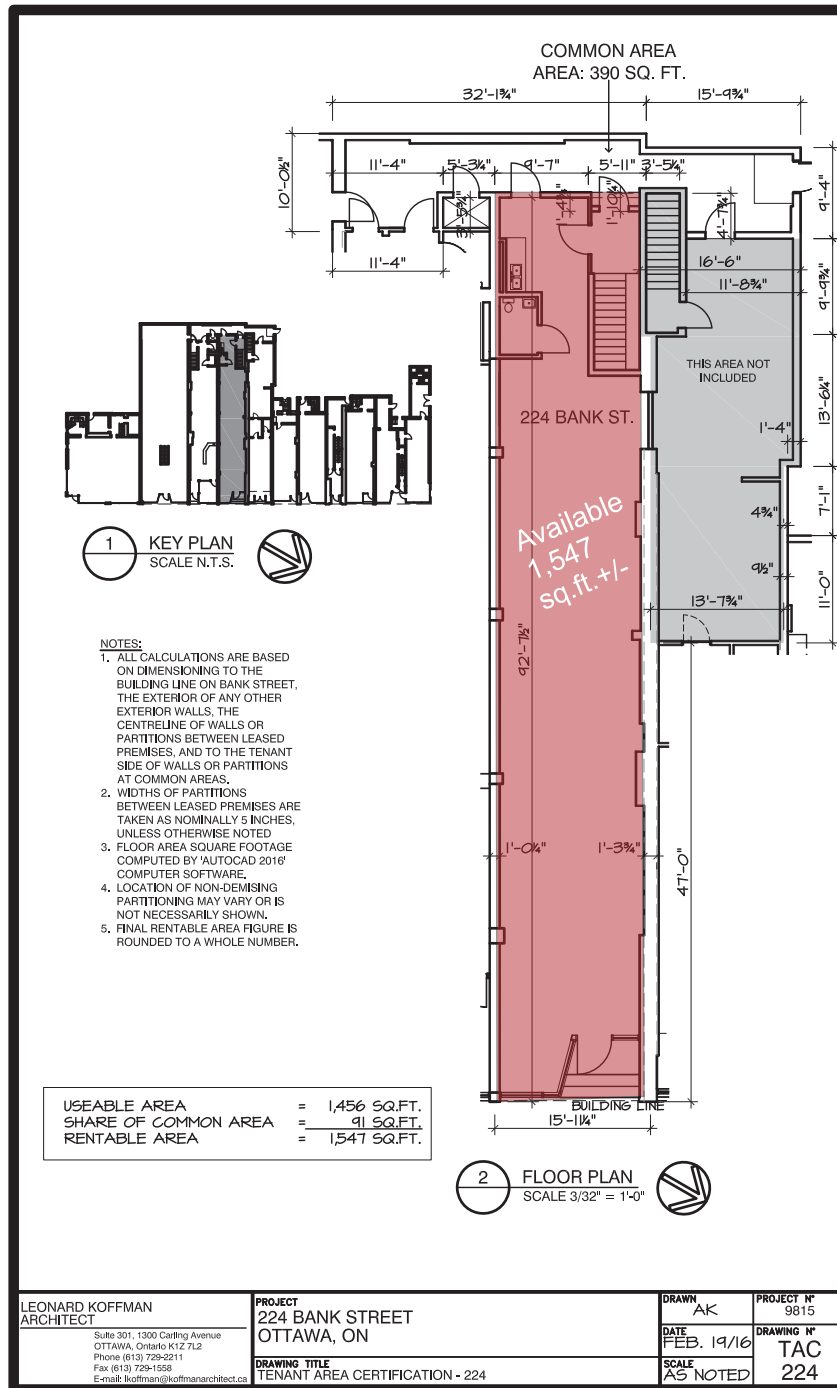
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SITE PLAN



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