



Commercial Real Estate Brokerage | Retail

236 Richmond Road

PRIME RETAIL FOR LEASE



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Complete Real Estate Solutions Brokerage.

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236 RICHMOND ROAD | OTTAWA | HISTORY

The National Capital Region city limits had been increasing over the years, but it acquired the most territory when it amalgamated all the municipalities of the Regional Municipality of Ottawa–Carleton into one single city.

Ottawa has the Rideau Canal the oldest continuously operated canal system in North America. The city is also home many Canadian museums.

Ottawa hosts a variety of annual seasonal activities, Winterlude, Canada Day celebrations on Parliament Hill and as well as Bluesfest, Tulip Festival, Ottawa Dragon Boat and Ottawa International Jazz Festival, etc.

Our location at 236 Richmond Road is ideally located in the heart of Westboro Village, where you'll find a variety of savory dining options, abundant shopping, charming cafés and so much more.

Downtown access is a breeze with Westboro Station a brief 5 minute walk away, and the Highway 417 located just down the street. Come see everything Westboro has to offer!



LIGHT RAIL | LOCATION | STOPS



The first stage of Ottawa's new LRT system will open in 2019. Next, the City plans to extend LRT farther east, west and south. You will be able to get on a train as far east as Trim Road, travel traffic-free through the downtown tunnel, and arrive as far west as Algonquin College or Moodie Drive.

East of Woodroffe Avenue, the line will run beneath the Richmond Road corridor, following the road alignment to the new Cleary Station. It will continue beneath the John A. MacDonald Parkway, emerging from the tunnel before reaching Dominion Station on the existing Transitway. Continuing east along the Transitway trench, the line will reach Westboro Station just north of Scott Street, and finally meet with the first-stage Confederation Line at Tunney's Pasture Station.

PROPERTY INFORMATION

Rent	\$40.00 PSF NET
Op Costs & Taxes	\$13.82 NET
Parking	Street
Area	1841 Square Feet
Building	9 Storey, 71 residential rental units and commercial space & includes the use of an outdoor patio!
Zoning	Traditional Mainstreet TM[2096] H(32.5)



PROPERTY FACTS | FEATURES

Prime location in the heart of Westboro!

Inside shell, create your own fit ups! Frontage on Richmond and Tweedsmuir, includes the use of a patio!

Tenants pay own heat and hydro.

Newer build, 2016. 9-storey multi-residential tower with 71 units.

Building includes 8,489 sq.ft. of commercial space, join anchor tenants RBC and The Loft.

Street parking, bike paths, walkers paradise!



SITE AREA | AERIALS | WHEREABOUTS



WHAT'S AROUND?

Nearby parks such as Lion's Park and Hampton Park.

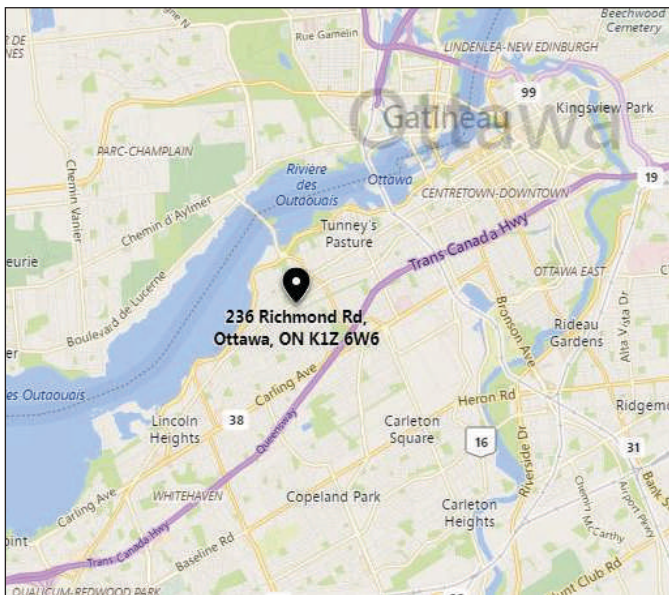
Real Canadian Superstore less than 2 minutes from your doorstep

Close to popular shops and dining

Short walk to Westboro Beach and the scenic Ottawa River, Sir John A. Macdonald Parkway and Hampton Park.

Come join...

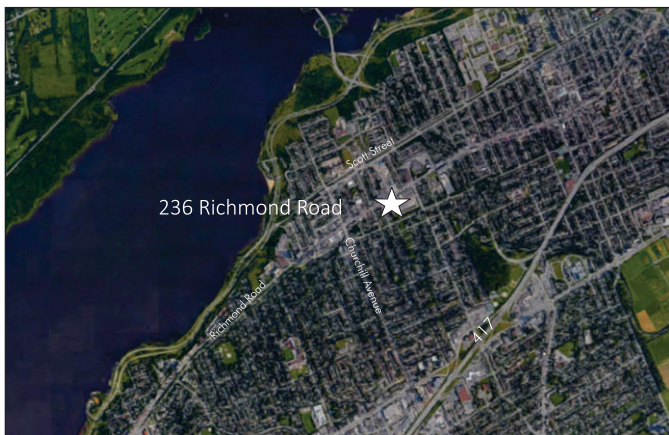
- ✓ Pure Yoga Ottawa
- ✓ Ottawa Gymnastics Centre
- ✓ Shoppers Drug Mart
- ✓ RBC Royal Bank, CIBC Bank and TD Canada Trust
- ✓ Starbucks
- ✓ Bushtukah – Westboro
- ✓ LCBO
- ✓ Farm Boy



ADDITIONAL INFORMATION

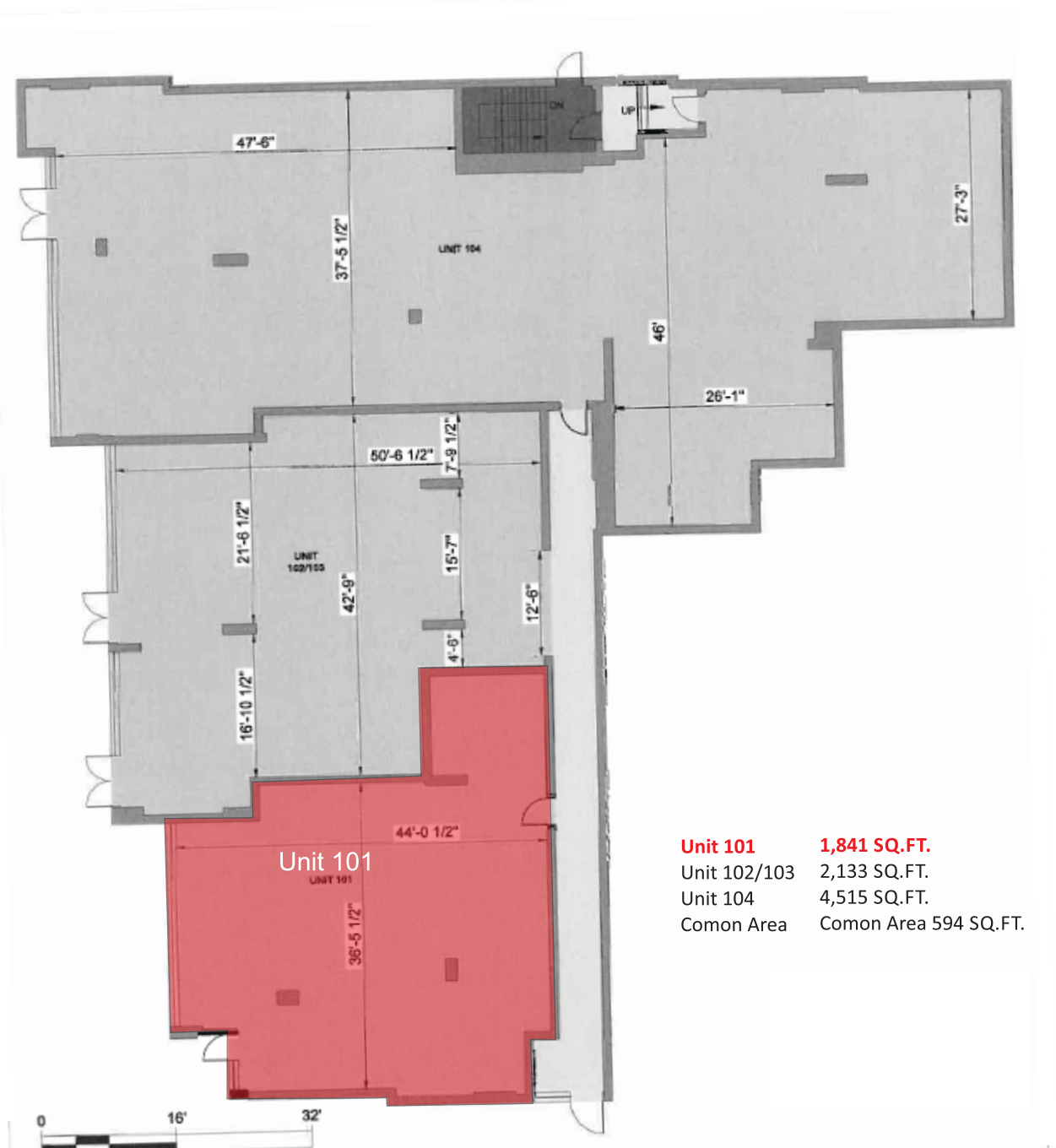
Landlord Incentives

Landlord Flexible



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FLOOR PLAN



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