



Commercial Real Estate Brokerage | Retail

649 Notre Dame Street, Embrun

PRIME RETAIL FOR LEASE

COME JOIN Centre de Santé Communautaire de l'Estrie (CSCE)



Join a Pharmacy, Dentist & JB Robillard Hearing!

PLACE 649

For more information, please contact:

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CLV Realty Corporation, Brokerage

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Complete Real Estate Solutions Brokerage.

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AREA SUMMARY

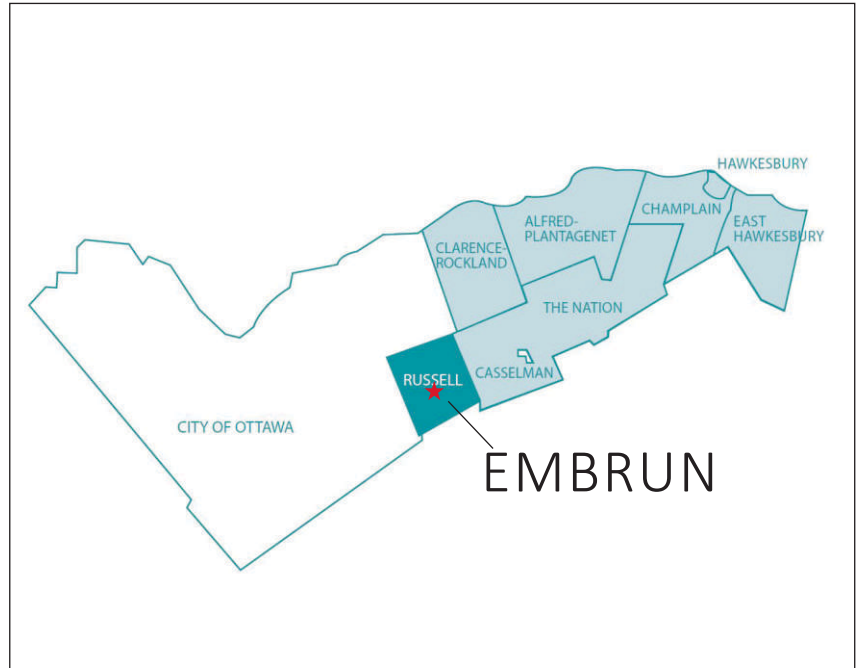
649 NOTRE DAME ST | LOCATION | MAP

The Township of Russell is located within the United Counties of Prescott and Russell, to the east of the City of Ottawa.

One of the key factors contributing to continued steady growth in the Township is its proximity to the Ottawa area.

The natural setting and bilingual nature of Embrun, Russell, Limoges, and Marionville make these Villages attractive communities to live and work.

MoneySense.ca ranked Russell Township as the third best place in Ontario to raise a family, and the sixth best place to live in Ontario.



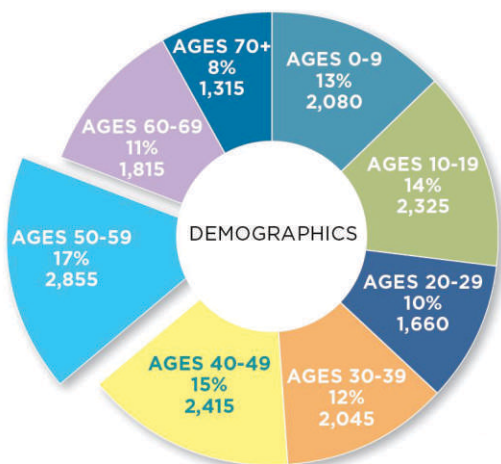
DEMOGRAPHICS

The Township of Russell's population is expected to grow by approximately 45% by 2036 compared to 2016, representing an increase from approximately 16,520 people to 23,830 people.

9,565 Bilingual Residents (58%)

\$114,583 Average Household Income

Source: Statistics Canada, Census Profiles, 2016.





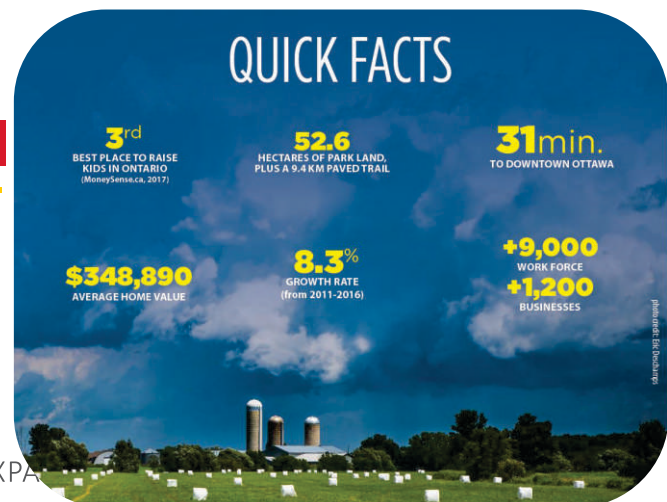
PROPERTY INFORMATION

649 NOTRE DAME ST | INFORMATION

Net Rent:	\$22.50 per square foot
Operating Costs & Realty Taxes:	\$10.00 per square foot (estimated)
Type of Space	Ground floor Retail
Available Space:	Unit 4: 1,124 sq.ft. Unit 5: 1,124 sq.ft. <u>Unit 6: 965 sq.ft.</u> Total: 3,213 sq.ft. (contiguous)
Parking:	65 Spaces
Tenancy:	Multiple
Possession:	Immediate
Zoning:	C- General Commercial Zone
Traffic Count:	North of Roundabout - 6,965 Vehicles, East of Roundabout - 11,673 Vehicles
Join Current Tenants:	Medical Centre, Pharmacy, Dentist, Hearing Centre and Co-operators!

TOP STRATEGIC ADVANTAGES

- ✓ 31 MINUTES TO DOWNTOWN OTTAWA
- ✓ 90 MINUTES TO MONTREAL
- ✓ 40 MINUTES TO THE U.S. BORDER
- ✓ STRONG INFRASTRUCTURE THAT IS CONSTANTLY BEING EXPANDED
- ✓ DIRECT ACCESS TO HIGHWAY 417, AND 20 MINUTES FROM HIGHWAY 416
- ✓ A SKILLED BILINGUAL LABOUR FORCE





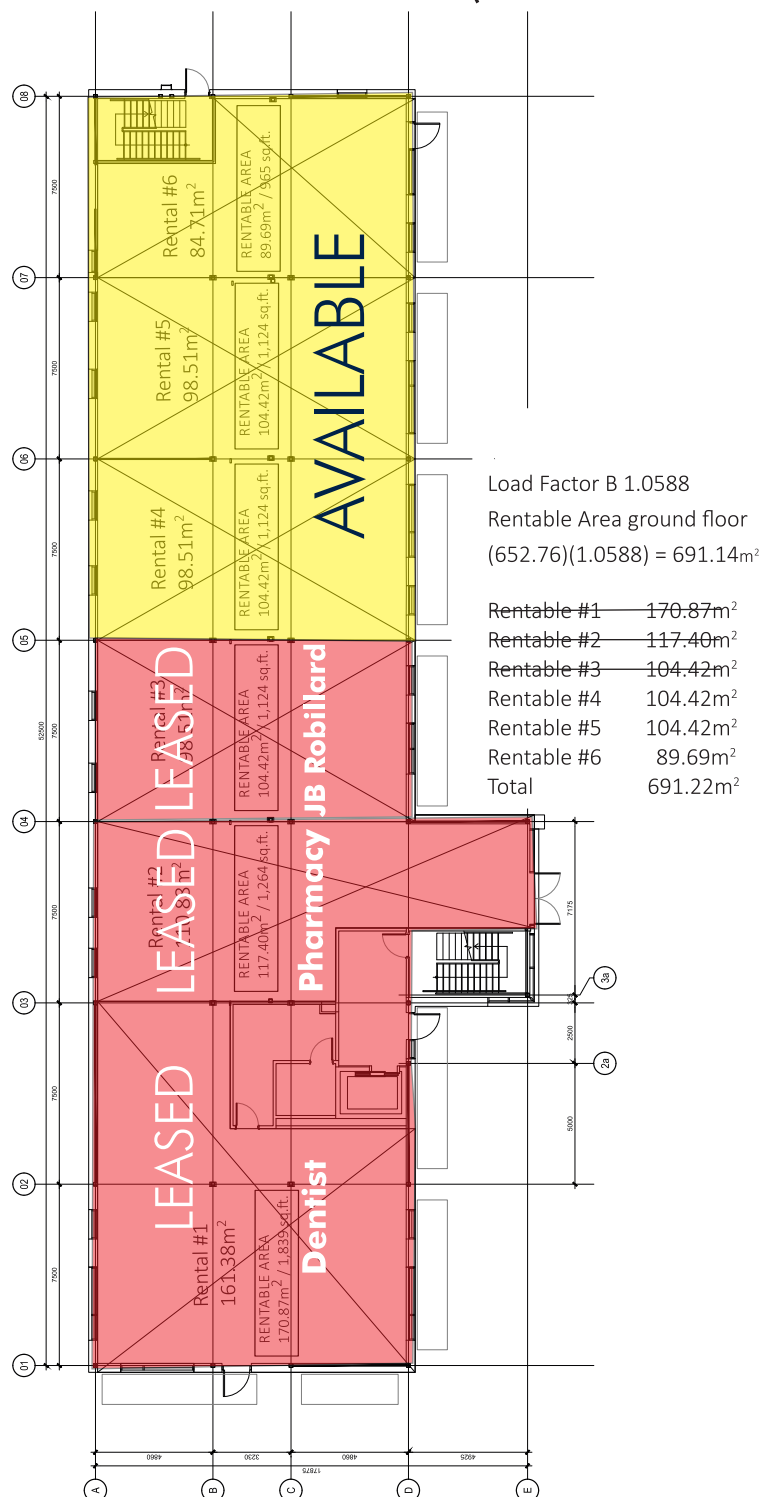
PROPERTY RENDERINGS

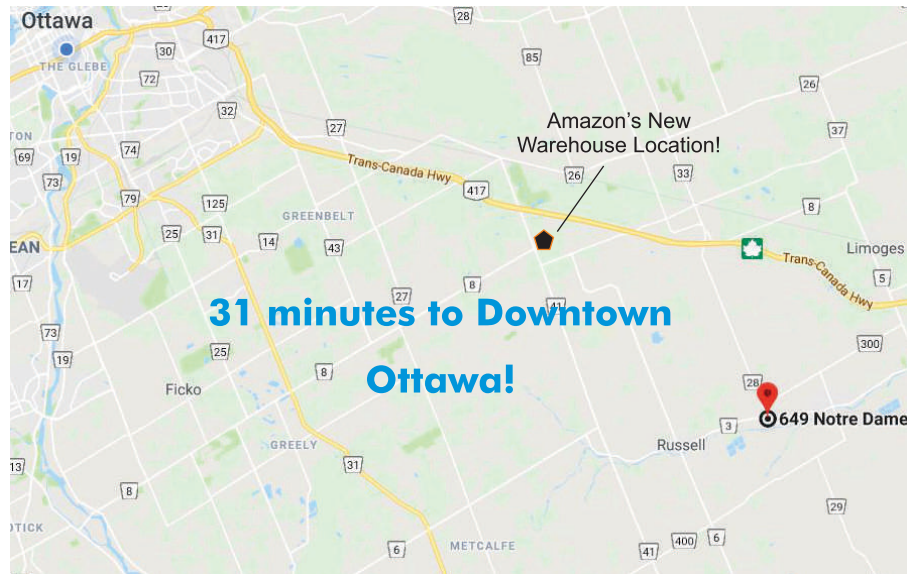
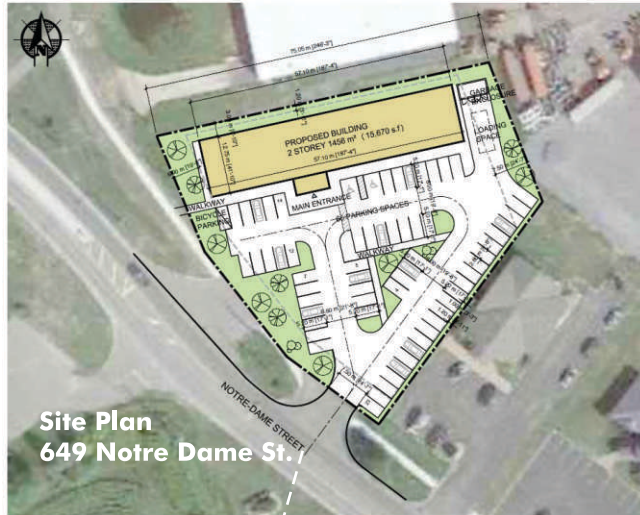


 N45 ARCHITECTURE INC.

PLACE 649

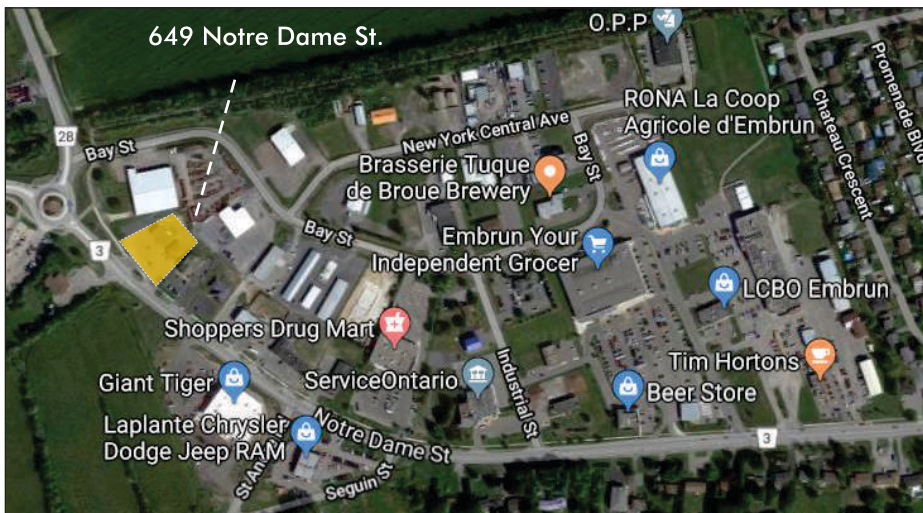
Total: 3,213 Square Feet Available (units 4, 5, & 6)





LEGEND

- Ottawa Provincial Police Station
- Numerous grocery and shopping (Shopper's Drug Mart, Giant Tiger, LCBO, Independent Grocer etc.)
- Coffee shops (Tim Horton's)
- etc.....



ADDITIONAL INFORMATION

- Landlord Incentives
- Landlord Flexible

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