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www.cantorrealty.com

PRIME RETAIL SPACE FOR LEASE IN THE GLEBE, OTTAWA

617 BANK STREET, OTTAWA

• Located on the ground floor of a condo building;
• Under 15 minute walk to Lansdowne Park;
• 1 minute South of HWY 417 and DT Ottawa;
• Corner building exposure with high traffic count;
• Paid street parking available;
• Many retail/restaurants in the immediate area;
• Currently built out as bakery. No existing kitchen hood;
• High family household income;
• Unit can accommodate many different uses.
**Property Highlights**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SQFT</td>
<td>996</td>
</tr>
<tr>
<td>NET RENT</td>
<td>$26.00/SQFT</td>
</tr>
<tr>
<td>EST. ADDITIONAL RENT</td>
<td>$16.06/SQFT (2019)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>EXTRA - SEPARATELY METERED</td>
</tr>
<tr>
<td>POSSESSION</td>
<td>IMMEDIATELY</td>
</tr>
<tr>
<td>ZONING</td>
<td>TRADITIONAL MAINSTREET TM H(15)</td>
</tr>
<tr>
<td>ELECTRICAL POWER</td>
<td>100 AMPS, 600 VOLTS, 3 PHASE</td>
</tr>
</tbody>
</table>

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