BEAUTIFUL TURNKEY RESTAURANT FOR LEASE IN NEW EDINBURGH, OTTAWA

224 BEECHWOOD AVENUE, OTTAWA

- **Located on the ground floor in one of Domicile's newest mixed-use condo developments, The Kavanaugh;**
- **Under 5 minute drive to By-Ward Market and DT Ottawa;**
- **Fantastic street exposure;**
- **Operable hung windows facing Beechwood Avenue;**
- **Free 3 hour street parking available & 2 parking spaces in rear of building @ $120 per month each;**
- **Many retail/restaurants in the immediate area;**
- **Approximately 500 sqft patio at no charge.**

CANTOR REALTY CORP.

CANTOR REALTY CORP., BROKERAGE
COMMERCIAL SALES AND LEASING

David Cantor - Broker of Record

tel. 613.762.8911
david@cantorrealty.com
www.cantorrealty.com

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Property Highlights

SQFT	3,296.04 + PATIO AT NO CHARGE
NET RENT	Starting @ $29.50/SQFT
EST. ADDITIONAL RENT	$18.00/SQFT (2019) inc. Water
UTILITIES	ELECTRICITY/ GAS SEPERATELY METERED
POSSESSION	IMMEDIATELY
ZONING	TRADITIONAL MAIN STREET TM[1944] S241
ELECTRICAL SERVICE	200 AMPS @ 600 VOLTS, 3 PHASE 4 WIRE

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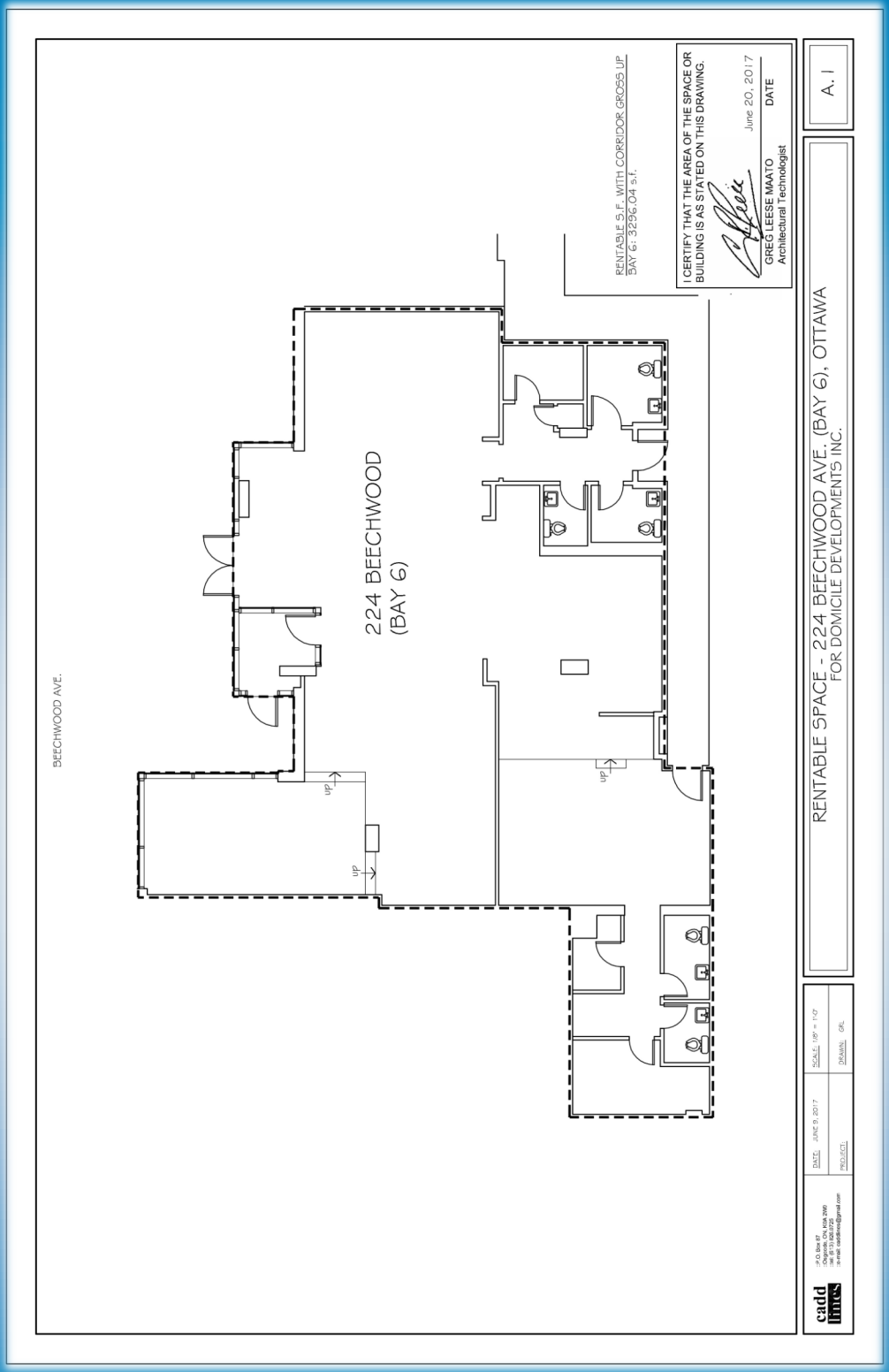
Ground Floor



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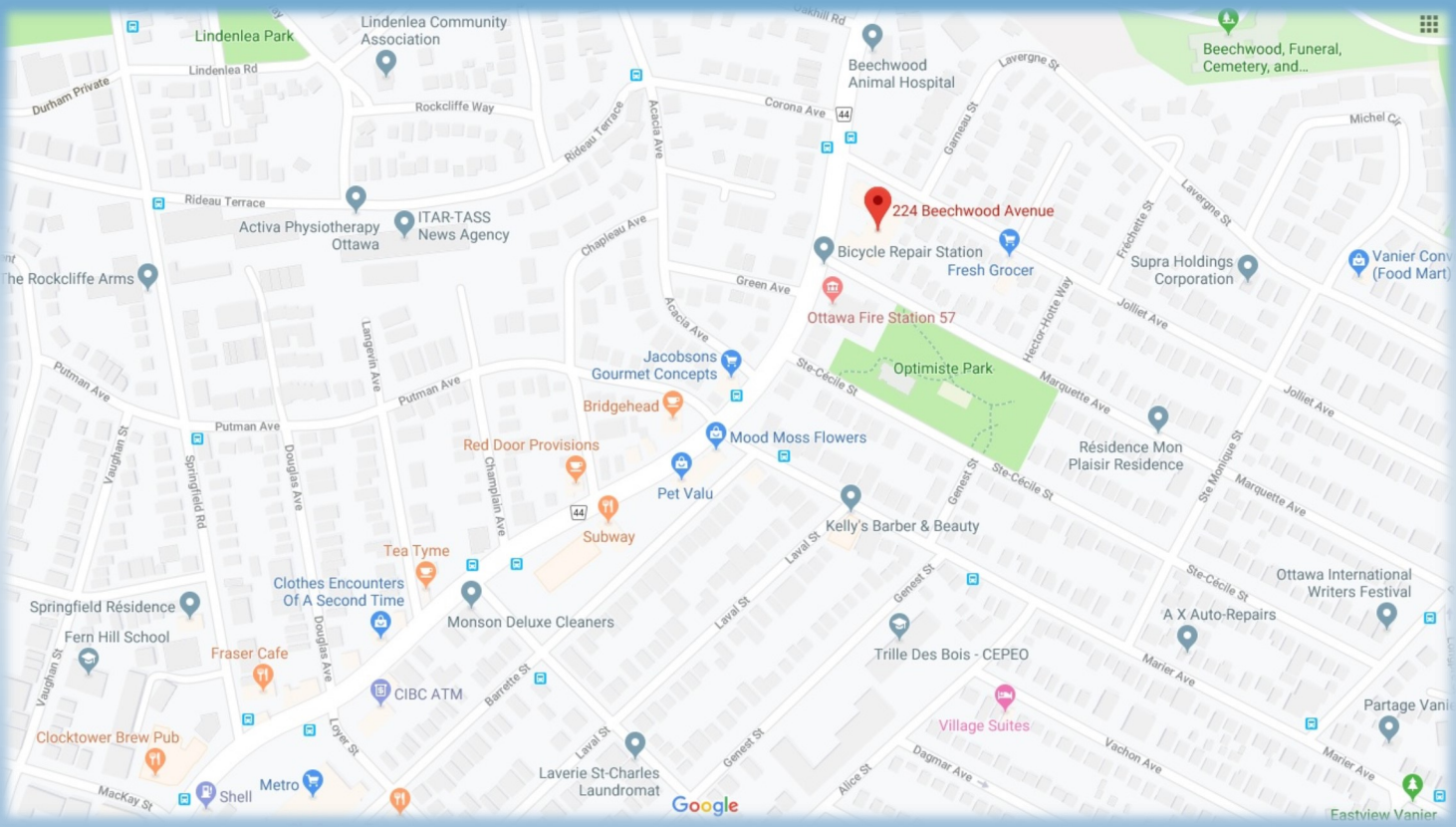
Area Overview



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