

# PRIME RETAIL SPACE FOR LEASE IN WELLINGTON WEST, OTTAWA



## 1264 WELLINGTON STREET WEST, OTTAWA

- Excellent street front visibility on Wellington Street W.
- Full basement included at no charge;
- Rear receiving door;
- Ample street parking along Wellington Street West;
- Ideal for retail, retail service, professional office or food.
- High family household income;
- Unit can accommodate many different uses.
- Local Tenants include Thyme & Again Catering, Bank of Montreal, Fab Baby Gear, TD Bank, Home Hardware, Pet Valu, Second Cup, Wheelhouse and Bridgehead;



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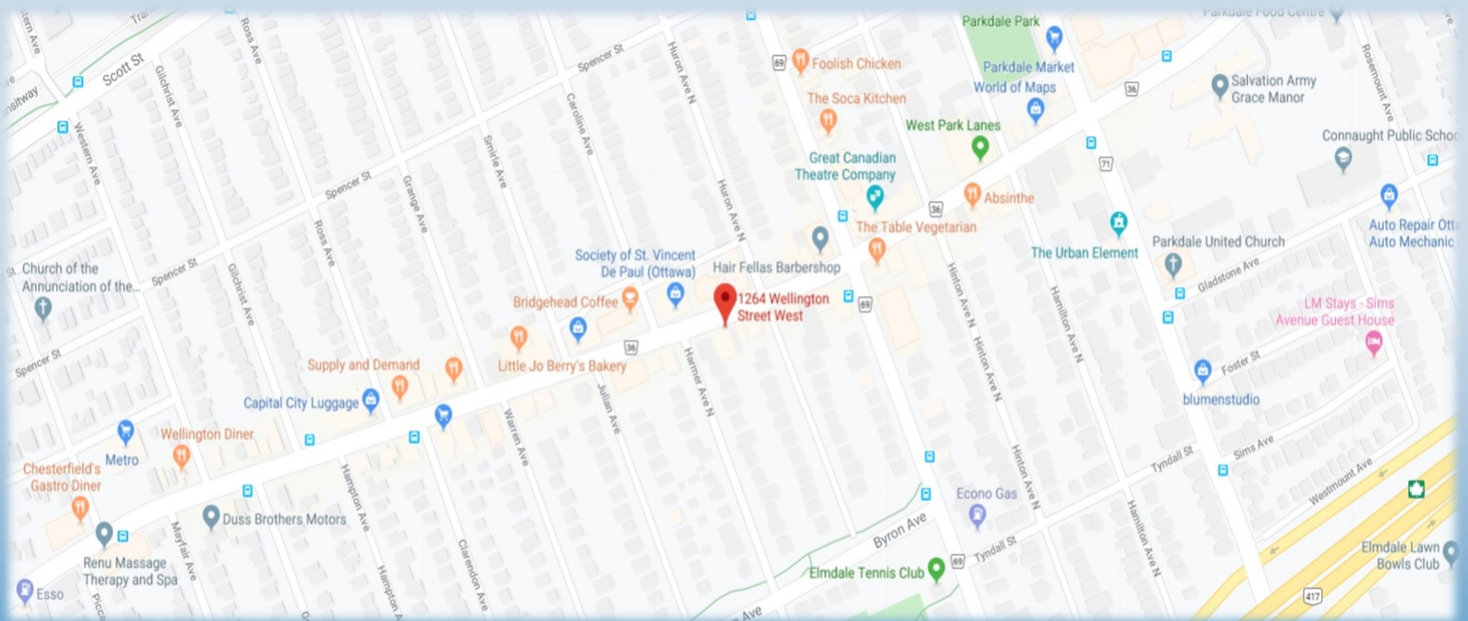
David Cantor - Broker of Record

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# Property Highlights

<b>SQFT</b>	<b>1,112 + BASEMENT</b>
<b>NET RENT</b>	<b>\$35.00/SQFT</b>
<b>EST. ADDITIONAL RENT</b>	<b>\$11.16/SQFT (2019)</b>
<b>UTILITIES</b>	<b>EXTRA - SEPARATELY METERED</b>
<b>POSSESSION</b>	<b>IMMEDIATELY</b>
<b>ZONING</b>	<b>TRADITIONAL MAINSTREET TM 11</b>
<b>ELECTRICAL POWER</b>	<b>100 Amps @ 120/240 Volts Single Phase</b>



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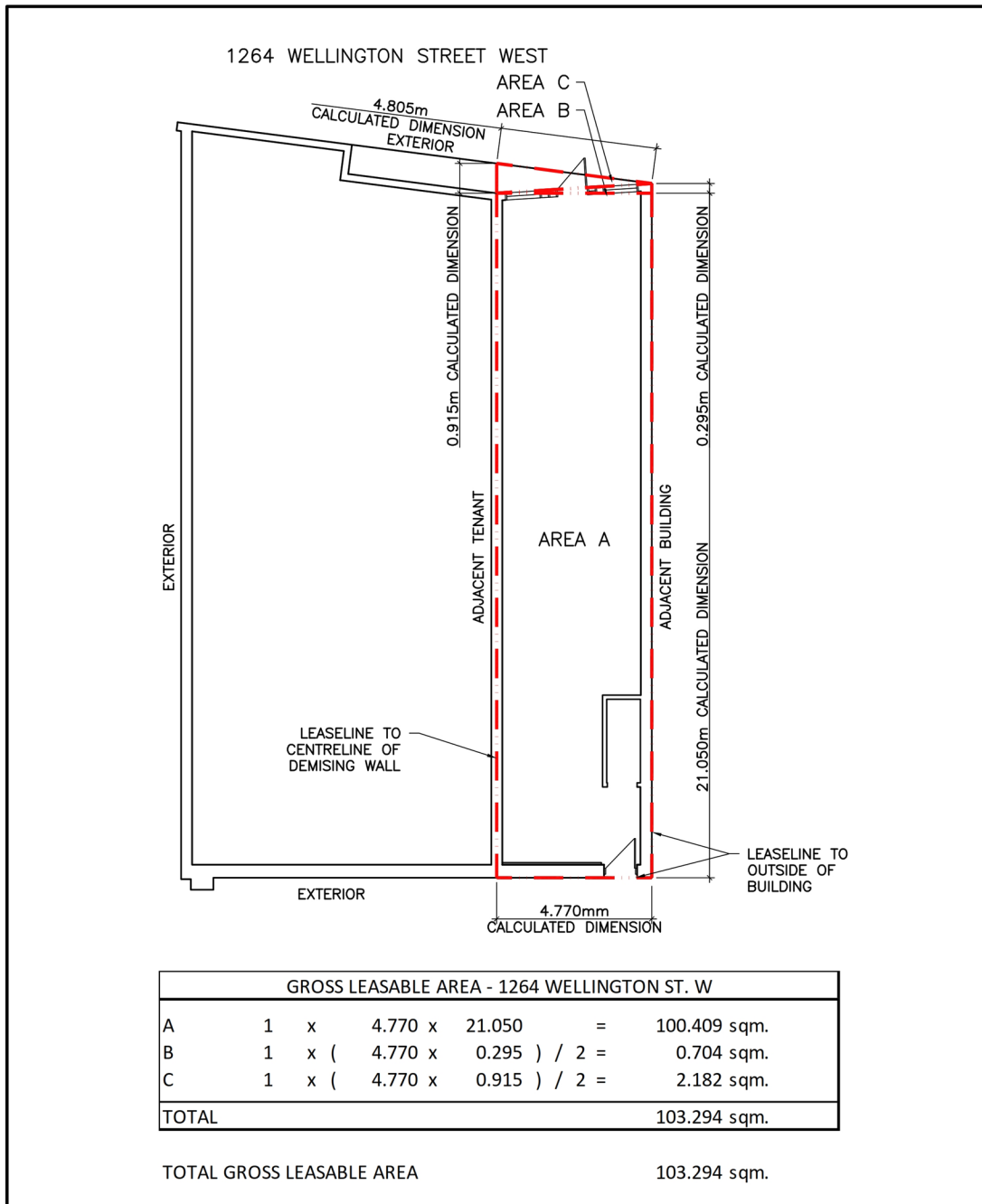
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# Floor Plan



 TEMPRANO & YOUNGz ARCHITECTS INC. #203 - 280 Metcalfe Street, Ottawa, K2P 1R7	For The Silver Group 1390 Clyde Avenue Ottawa, Ontario, K1Z 5A6		Job No. 19-66
	Drawn: D.E.S. Revision:	Date: October 21, 2019 Scale: 1:150	ARCHITECTURAL CERTIFICATE Sheet No. 2 of 2



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