PRIME RETAIL SPACE FOR LEASE IN WESTBORO, OTTAWA

431 RICHMOND ROAD, OTTAWA

- Located in Westboro on the ground floor of a Residential Condo Building;
- Currently built out with front reception/waiting area and 4 aesthetician rooms;
- Rear door access to shipping and receiving and garbage/recycling room;
- Ideal for retail services such as physiotherapy, massage therapy, wax bar and many other uses;
- 2 exclusive use parking spaces available, each at $150/month plus 9 dedicated Retail Visitor parking spaces as well as street parking!!!
- Neighboring tenants include: Bridgehead, Brachic, Fashion United, Magpie Jewelry, Chez Francois, Clocktower Brew Pub, Running Room, Shoppers Drug Mart and TD Bank;
- Very high family income with dense residential on both sides of Richmond Road.

CANTOR REALTY CORP.

CANTOR REALTY CORP., BROKERAGE
COMMERCIAL SALES AND LEASING

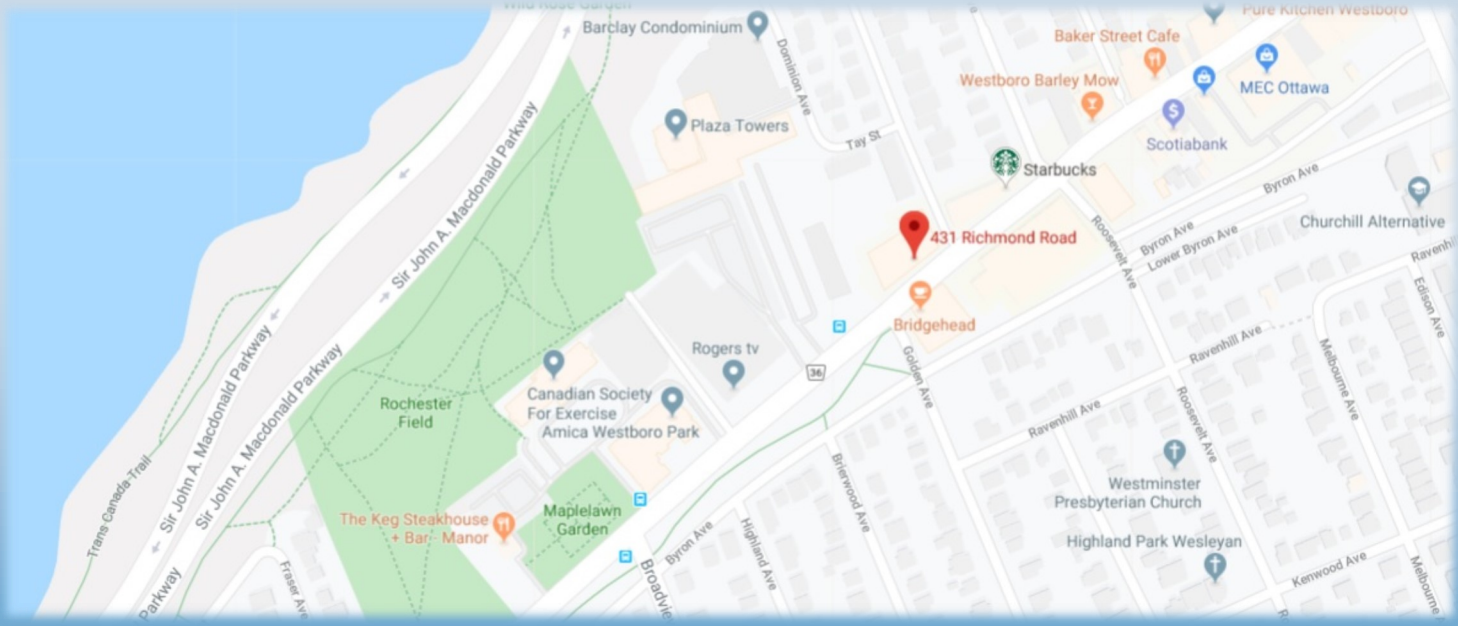
David Cantor - Broker of Record

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

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CANTOR REALTY CORP., and CANTOR REALTY CORP. does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CANTOR REALTY CORP. does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be with-drawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP. E. & O. E.

Property Highlights

SQFT	1,009
NET RENT	$35.00/SQFT
EST. ADDITIONAL RENT	$16.93/SQFT (2019)
UTILITIES	EXTRA - SEPARATELY METERED
POSSESSION	IMMEDIATELY
ZONING	TRADITIONAL MAINSTREET TM 11
ELECTRICAL POWER	70 AMPS @ 120/208 VOLTS 3 PHASE



CANTOR REALTY CORP.

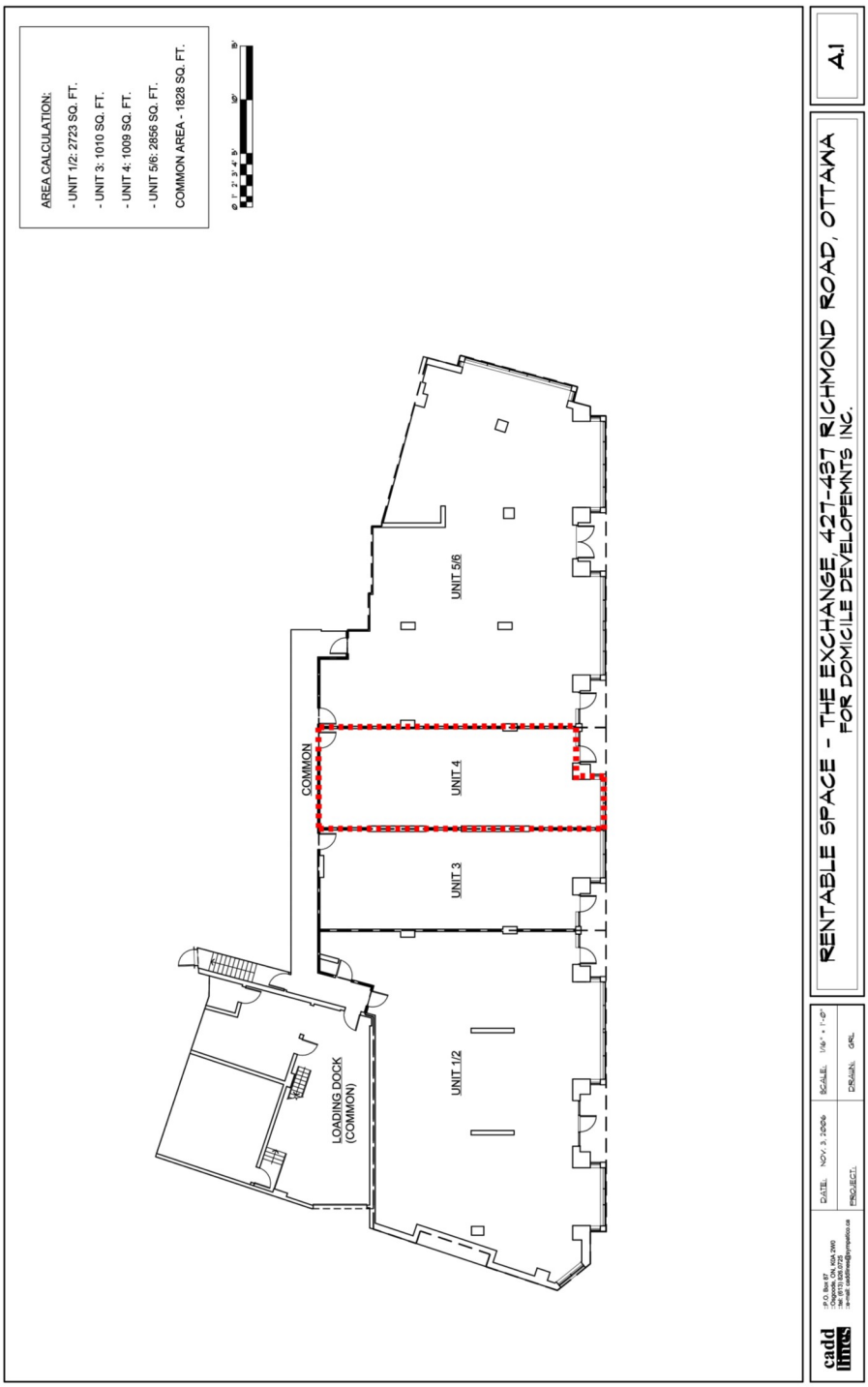
CANTOR REALTY CORP., BROKERAGE
COMMERCIAL SALES AND LEASING

David Cantor - Broker of Record

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

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CANTOR REALTY CORP., and CANTOR REALTY CORP. does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CANTOR REALTY CORP. does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be with-drawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP. E. & O. E.

Floor Plan



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

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CANTOR REALTY CORP., and CANTOR REALTY CORP. does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CANTOR REALTY CORP. does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be with-drawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP. E. & O. E.