

# FOR LEASE: Prime Retail

## 88 Beechwood Ave., Ottawa, ON



### ***NOW READY FOR OCCUPANCY!***

#### **DESCRIPTION:** [Link to: Minto Apartments 88 Beechwood](#)

- ✓ Retail units available on ground level of Minto's newly constructed high profile condominium development located at Beechwood Avenue and Loyer Street in New Edinburgh, one of Ottawa's historic, highly sought after and high-end neighbourhoods.
- ✓ Close to Metro, Shell, Clocktower, Scone Witch, Quickie, Bank of Montreal, and Subway, LCBO, Starbucks. Ideal for bakery, hardware store, café, bistro, wine bar, florist, book/gift store, chocolatier, other retail.
- ✓ High traffic, walkable area with great visible signage on Beechwood Avenue in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.

#### **SPACE AVAILABLE:**

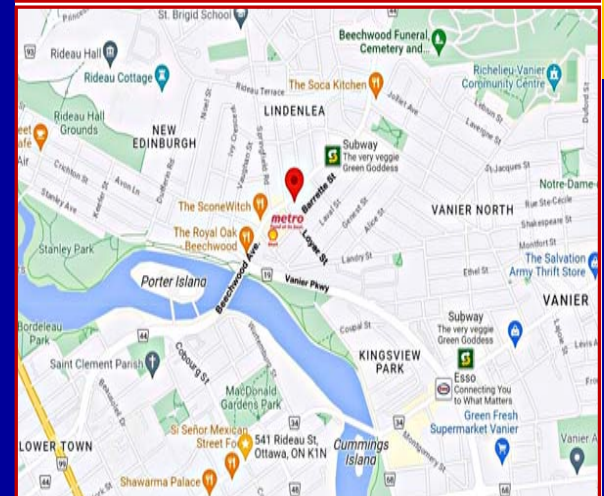
- ✓ **6,095 square feet total available:**
  - ✓ Retail Unit 1: Approximately 1,519 square feet plus Patio opportunity.
  - ✓ Retail Unit 2: Approximately 1,170 square feet.
  - ✓ Retail Unit 3: Approximately 1,550 square feet.
  - ✓ Retail Unit 4: Approximately 1,856 square feet.

#### **NET RENTAL RATE:**

- ✓ \$32.00 per square foot per annum net.

#### **OPERATING COSTS:**

- ✓ \$17.00 per square foot per annum (estimate). [Realty Tax: \$14.17 p.s.f.; CAM: \$4.90 p.s.f. Utilities extra. Utilities to be separately metered or check metered by Landlord.



*For more information please contact:*

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### Premises Available for Lease:

Available Q4 2023 • Retail Units - Total of 6,095 S.F.



### Costs:

- Net Rental Rate: \$32.00/sq. ft./year
- Taxes & Operating Costs: \$17.00/sq. ft./year (estimated)
- Utilities extra

### Units Available:

Retail Unit 1 • 1,519 S.F. + Patio

Retail Unit 2 • 1,170 S.F.

Retail Unit 3 • 1,550 S.F.

Retail Unit 4 • 1,856 S.F.

### Suggested Uses:

Bakery, hardware store, café, bistro, wine bar, florist, book/gift store, chocolatier, other retail

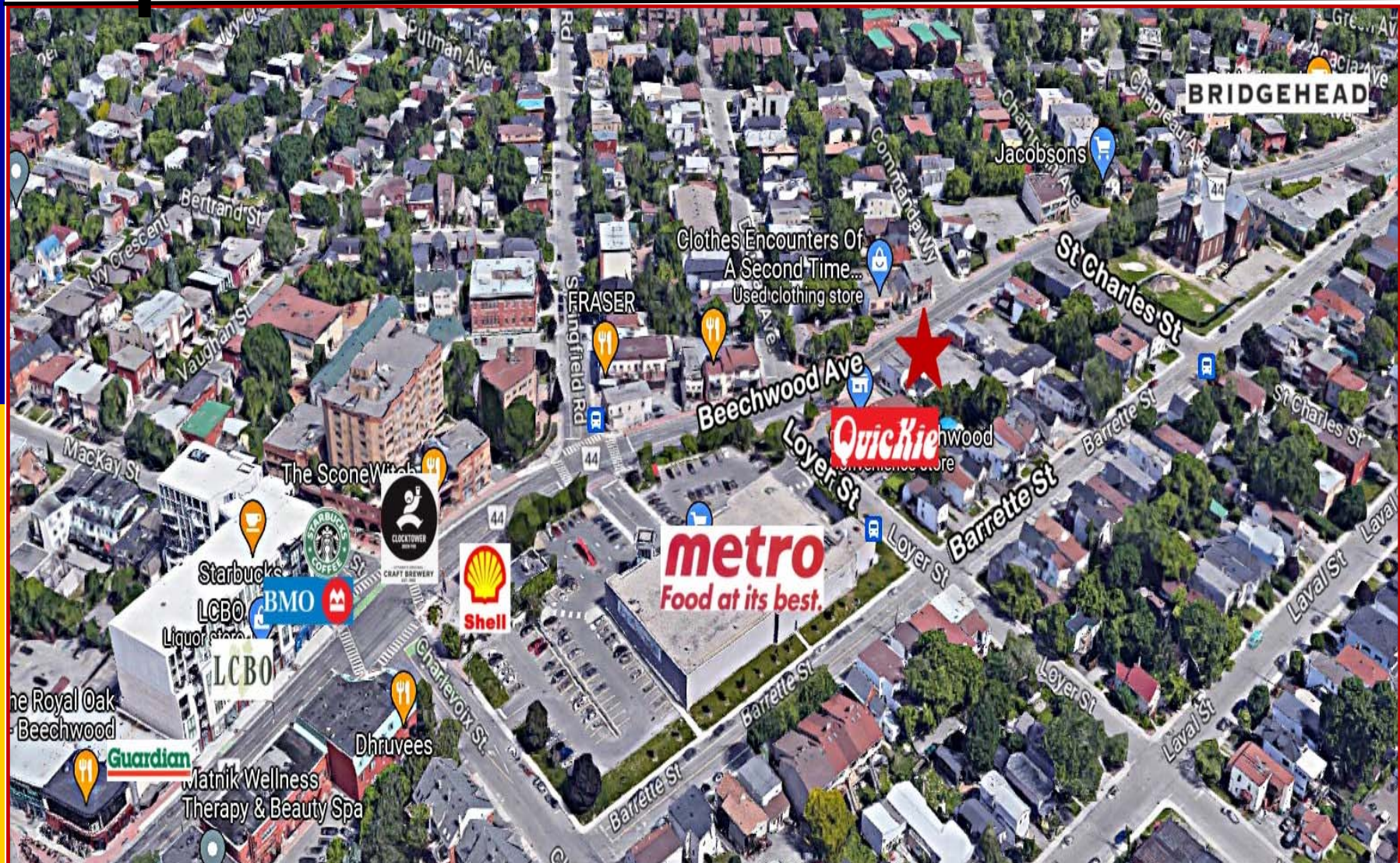
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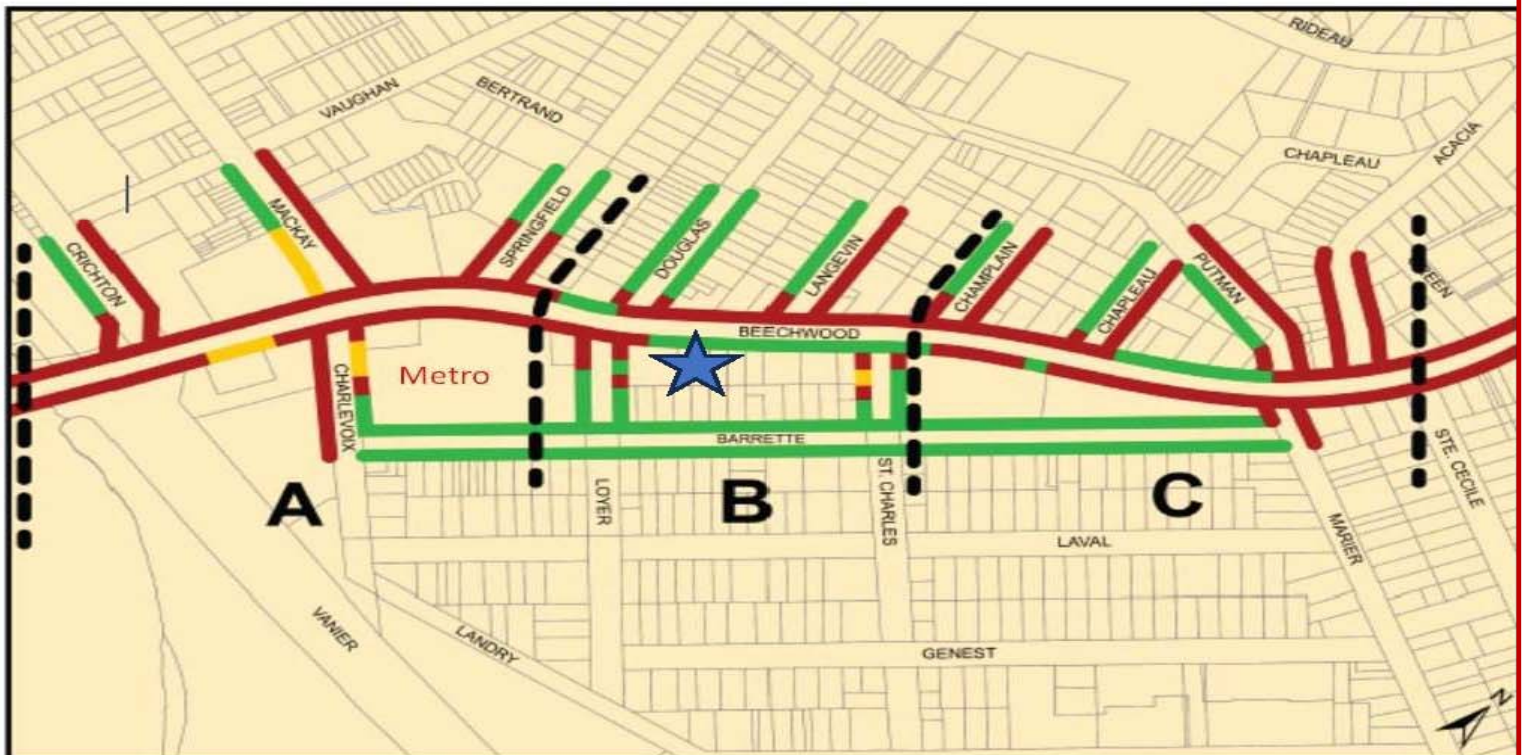
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## 88 Beechwood Ave., Ottawa, ON City of Ottawa Street Parking Plan

### CITY OF OTTAWA STREET PARKING PLAN

(subject to change)



- On-Street Parking Area - Phase 1 | Zone de stationnement sur rue (phase 1)
- On-Street Parking Area - To be Added in Phase 2 | Zone de stationnement sur rue (sera ajoutée en phase 2)
- No Parking Zone | Stationnement interdit



88 Beechwood

#### On-street parking as follows:

- St Charles – both sides- 3 hours between 7 am and 7 pm
- Barrette - both sides- 3 hours between 7 am and 7 pm
- Laval - both sides- 3 hours between 7 am and 7 pm
- Loyer - both sides- 3 hours between 7 am and 7 pm but reduced to 2 hours between 8am and 6 pm after Barrette Street
- Beechwood – 1 hour between 7am and 7pm

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