

Integrity. Dedication. Professionalism.
RETAIL PLAZA FOR SALE

29 Beechwood Avenue, Ottawa



NEW EDINBURGH/ROCKCLIFFE RETAIL PLAZA FOR SALE



SALIENT FACTS

| | |
|------------------------|--------------------|
| Leasable Area: | 16,437 square feet |
| Gross Income*: | \$ 736,662.00 |
| Operating Expenses: | \$ 246,014.00 |
| Net Operating Income*: | \$ 466,464.00 |
| Zoning: | TM8[2023] S304 |
| # of Parking: | 20 spaces |

* approximately based on full occupancy

HIGHLIGHTS

- Built by Minto in 2017
- Currently 2,945 sf available for lease
- Located centrally adjacent to two of Ottawa's most historic and sought after neighborhoods
- AAA National Tenants:
 - Starbucks, Bank of Montreal, LCBO
- High visibility, constant vehicle and pedestrian traffic

Jason Shinder, Broker of Record
CEO
jason@districtrealty.com

Charles Mirsky, Broker
Vice President Brokerage Services
charles@districtrealty.com
613-759-8383

1 29 Beechwood Avenue, Ottawa

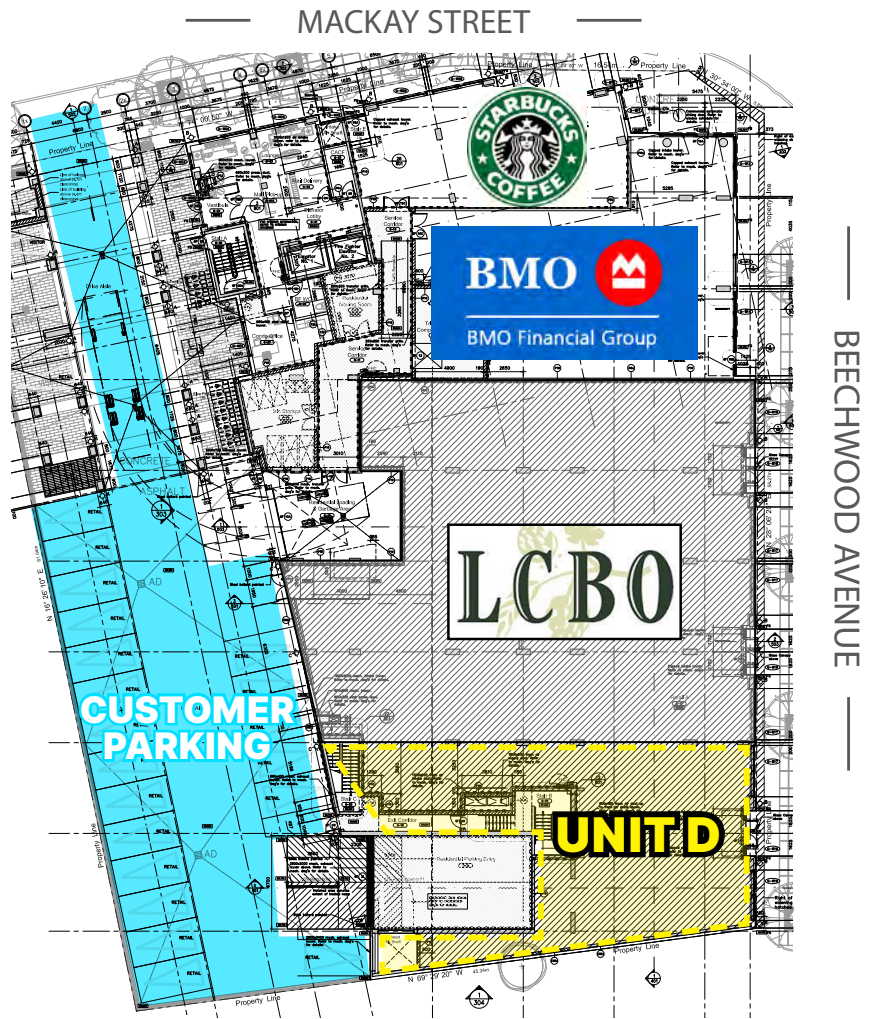
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ADDITIONAL INFORMATION:

Financial proforma, rent roll, and lease summary available upon request and execution of Confidentiality Agreement.

Property to be treated as "Free and Clear".



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