

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

District Realty Corporation Brokerage  
districtrealty.com

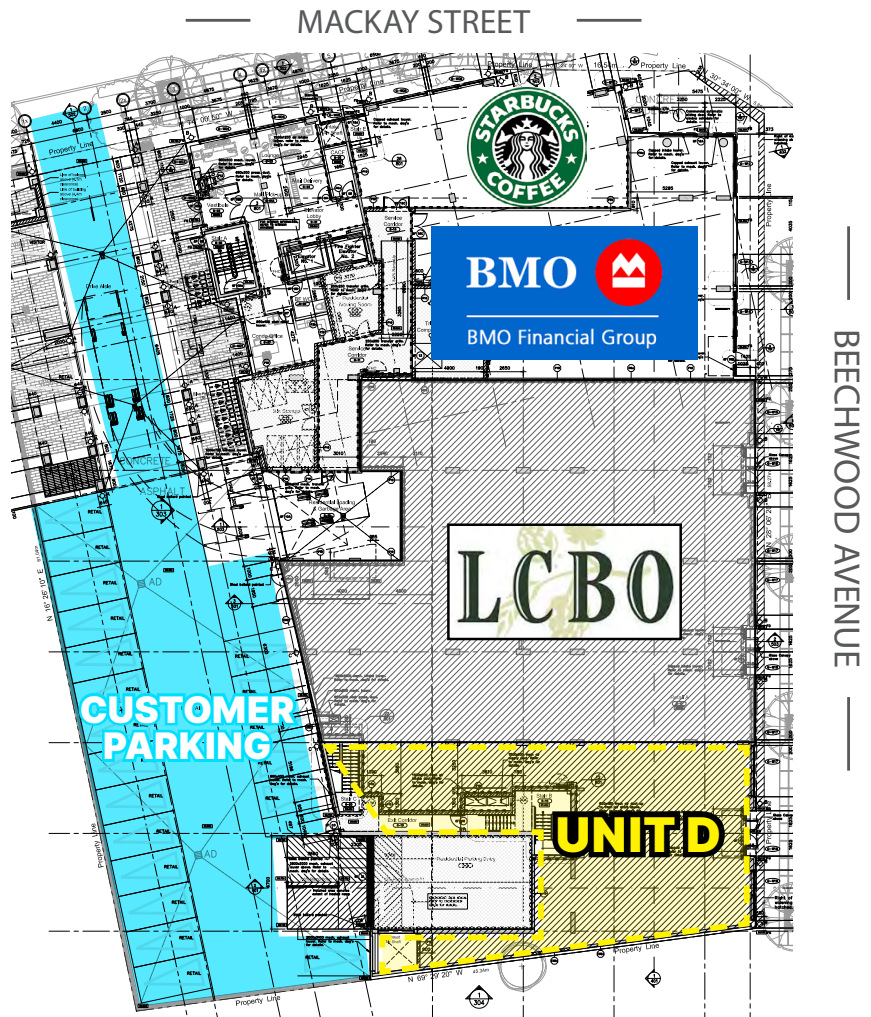


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



Integrity. Dedication. Professionalism.  
RETAIL PLAZA FOR SALE

# 29 Beechwood Avenue, Ottawa



## 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".

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

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



2 29 Beechwood Avenue, Ottawa

District Realty Corporation Brokerage  
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.