



**Price: \$30.00/sf**  
Gross + Utilities

**490 sf**  
Available Immediately

CONTACT:  
**613-759-8383**  
leasing@districtrealty.com

**Darren Clare**  
Director, Leasing & Investment Sales  
Sales Representative

Retail unit available on the ground level of an Ottawa west apartment building with 217 units. Glass front corner unit currently fit for a dog groomer.

Great location, just off busy Carling Avenue. Steps to Lincoln Fields Station where the LRT connection is scheduled to be complete in 2026. Property is adjacent to Metro Grocery, and close to the Carlingwood Shopping Centre. Close to HWY 417 and the Parkway.

## HIGHLIGHTS

- Glass front, corner retail unit
- Population approx. 72,777 within a 3 km radius
- 217 unit highrise
  - Unit mix: 84 Bachelor  
96 One Bedroom  
37 Two bedroom

1 360 Croydon 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.

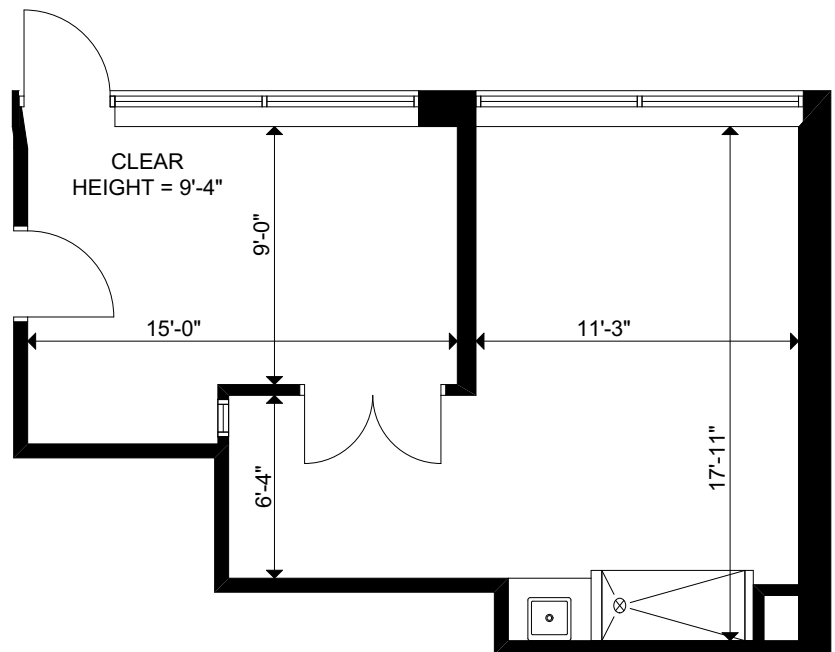






## HIGHLIGHTS

- Glass front corner unit
- Building signage
- Bustling area, close to the intersection of Carling Avenue and Richmond Road
- Walkable neighbourhood with street parking available in the area
- Close to Metro, Carlingwood Mall, and the HWY



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