

# FOR LEASE: Prime Retail

## 1106C Klondike Rd., Ottawa, ON



### DESCRIPTION: Klondike Crossing, Kanata

- ✓ 1106 Klondike Road (Unit C) is a prominent retail storefront space located at the major intersection of March Road and Klondike Road, in Kanata's high growth community of Morgan's Grant / South March.
- ✓ This highly sought-after commercial location is anchored by strong tenants such as TD Bank and Shoppers Drug Mart. Join ActiveCare Medical Clinic, ActiveCARE Physio, Anata Dental Clinic, Freshii, Markie's Smoked Meat and other retail busy retailers. Close to LCBO, McDonald's, Dollarama and Sobeys.
- ✓ This busy location services a high density, quiet and affluent area with rapid housing growth and strong family demographics.

### SPACE AVAILABLE: (Current "The Hair Bar")

- ✓ **Unit C** - Approximately 1,035 square feet rentable.

### NET RENTAL RATE:

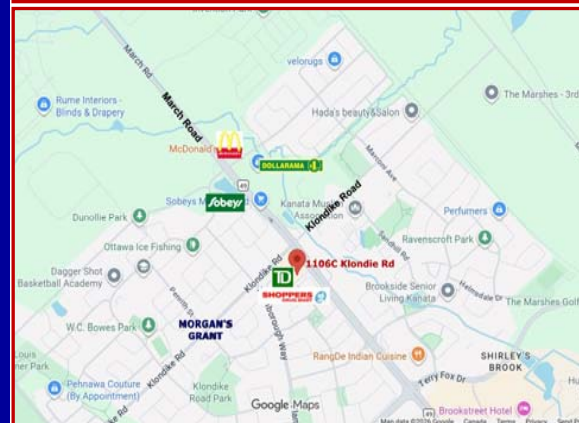
- ✓ \$35.00 per square foot per annum net.

### OPERATING COSTS:

- ✓ \$16.08 per square foot per annum (estimate).

### DETAILS:

- ✓ Easy access from two signalized intersections with dedicated turn lanes.
- ✓ Well serviced by public transportation. Bus-stop on site.
- ✓ Prominent pylon signage. Plenty of on-site parking.



*For more information please contact:*

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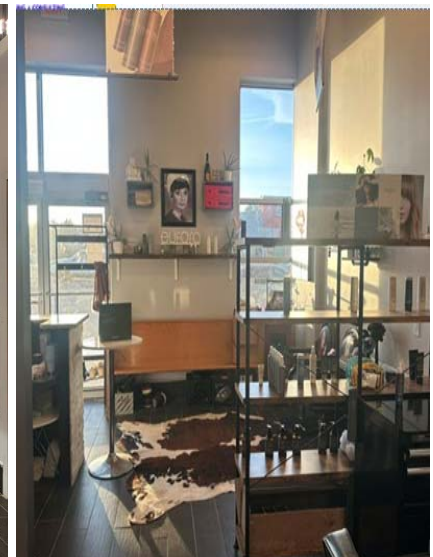


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