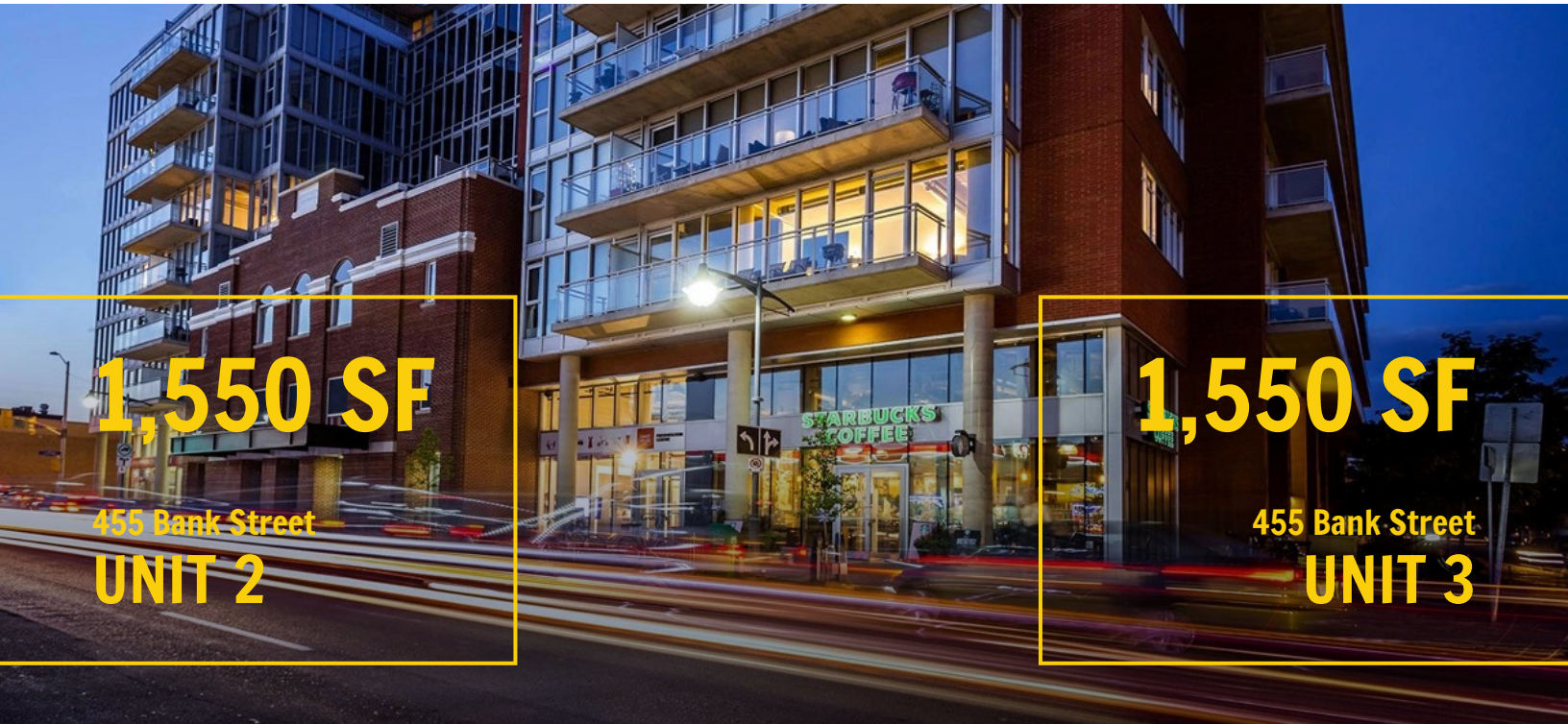


PRIME RETAIL UNITS AVAILABLE

Central 1 (Ottawa, ON)



1,550 SF

455 Bank Street
UNIT 2

1,550 SF

455 Bank Street
UNIT 3

Property Details

Retail Units

Units	Unit 2 Unit 3
Square Feet	Unit 2: 1,550 SF Unit 3: 1,550 SF
Possession	Unit 2: Immediate Unit 3: TBD
Additional Rent (2025)	Unit 2: Operating costs: \$11.34 Tax: \$11.45 Management fee: \$1.70 Total: \$24.49 PSF
	Unit 3: Total: \$25.30 PSF
Location	North Corner of Bank Street & Gladstone Avenue, Ottawa, ON

Building Specifications

 Parking available (Daily/Monthly) Inquire for more info	 Public transit	 Brokers protected
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Unit 2 Specifications

Currently built out including:

 Modern washrooms	 Changing rooms
 Showers	 Washer/dryer connections

Unit 3 Specifications

As is condition including:

 Washrooms will remain in-tact	 Backsplash, 3 Comp Sink	 Water heater
 Plumbing and electrical will be capped		 Broom swept condition

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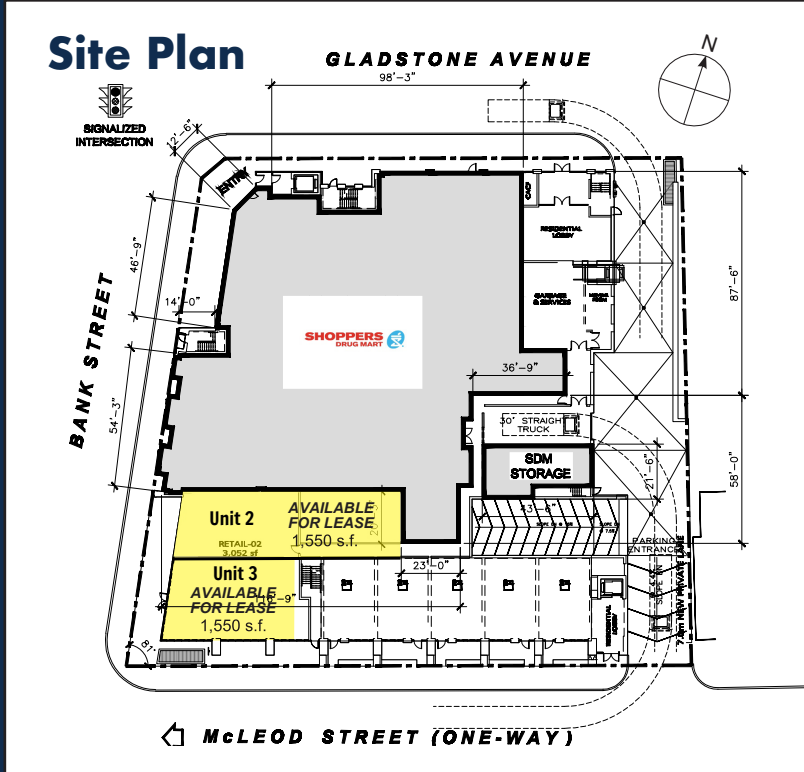


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Highlights

- ▶ Prime location with frontage on one of Ottawa’s busiest streets
- ▶ Surrounded by a dense residential community including Central 1 - 237 units, Central 2 - 141 units & 46 Flora Street - 115 units
- ▶ Anchored by national neighbour Shoppers Drug Mart, this site offers excellent visibility and accessibility
- ▶ Currently built out with bathrooms, Changing Rooms, Showers and Washer/Dryer Connections
- ▶ Move in ready for retail, fitness or service base businesses

Exterior Photo



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