

FOR LEASE: RETAIL/COMMERCIAL

65 Main Street, Ottawa, ON



DESCRIPTION: FREESTANDING COMMERCIAL/RETAIL – FORMER SCOTIABANK

- 65 Main Street is situated in the downtown Ottawa community of Old Ottawa East's (OOE) main commercial corridor, an evolving community that is highly accessible by vehicles, boasts a high pedestrian traffic, and is bordered by the Rideau Canal to the west and the Rideau River to the east.
- This free-standing commercial, 1-storey, building features a full basement with rear parking is located at the southeast corner of Main Street and Hawthorne Avenue, previously occupied by a full-service Scotiabank branch. Close to Saint Paul University and the University of Ottawa (uOttawa), Pretoria Bridge, and steps away from new luxury residential buildings such as the Mia and Greystone Village, independent boutique shops, community-oriented grocery markets, artisanal cafes, and neighborhood restaurants. The area benefits from recent municipal revitalizations (including the Greenfield-Main-Hawthorne project), which added protected intersections, wider sidewalks, buried hydro lines, and safer active transportation corridors, well serviced by OC Transpo and close to the O-Train (LRT): Lees Station (Line 1 LRT).
- The site connects directly to the multi-use pathways alongside the Rideau Canal and Colonel By Drive, footbridges like the Flora Footbridge (just north) which allow pedestrians and cyclists to easily cross over the canal directly into the Glebe neighborhood. The property links directly to Highway 417 (The Queensway) via the nearby Lees Avenue or Nicholas Street on-ramps, offering fast vehicle routes across the City.
- This desirable location features high ceilings, large storefront windows, solid masonry, open floor plates, a secure infrastructure (vaults), and is Ideal for commercial, community-centric retail, or mixed-use professional services, and other high-value uses.

SPACE AVAILABLE AND NET RENTAL RATE:

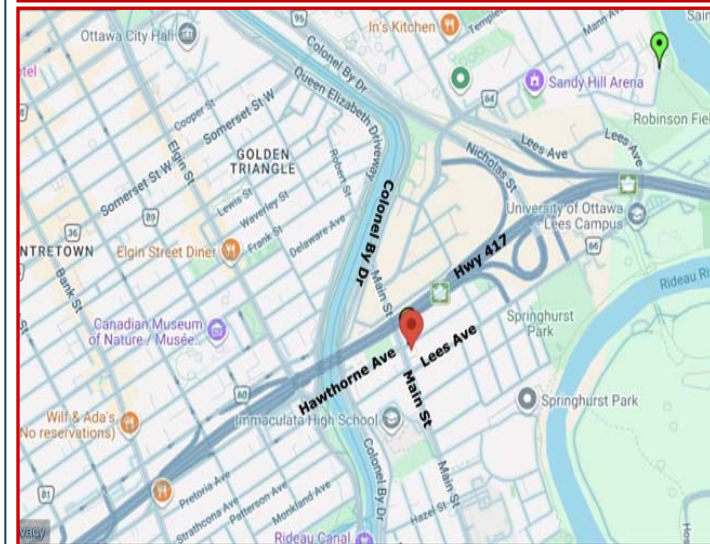
- Ground floor: Approx. 3,583 S.F. rentable at \$36.00 per square foot per annum net.
- Basement: Approx. 3,358 S.F. rentable at \$5.00 per square foot per annum net.

TAXES AND OPERATING COSTS:

- Final 2026 Realty Taxes: \$43,744.13 per square foot per annum.
- Insurance (Approx. \$6,246.00 per annum) and Water (Approx. \$2,000.00 per annum) paid by Landlord and reimbursed by Tenant. Tenant pays all operating costs for snow, maintenance, etc. directly.

SIGNAGE AND PARKING:

- Prominent Storefront signage. 10-Exterior parking spaces.
- Zoning: MS1[1839] H(30). <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/zoning-law-law-no-2026-50/part-9-mixed-use-zones>



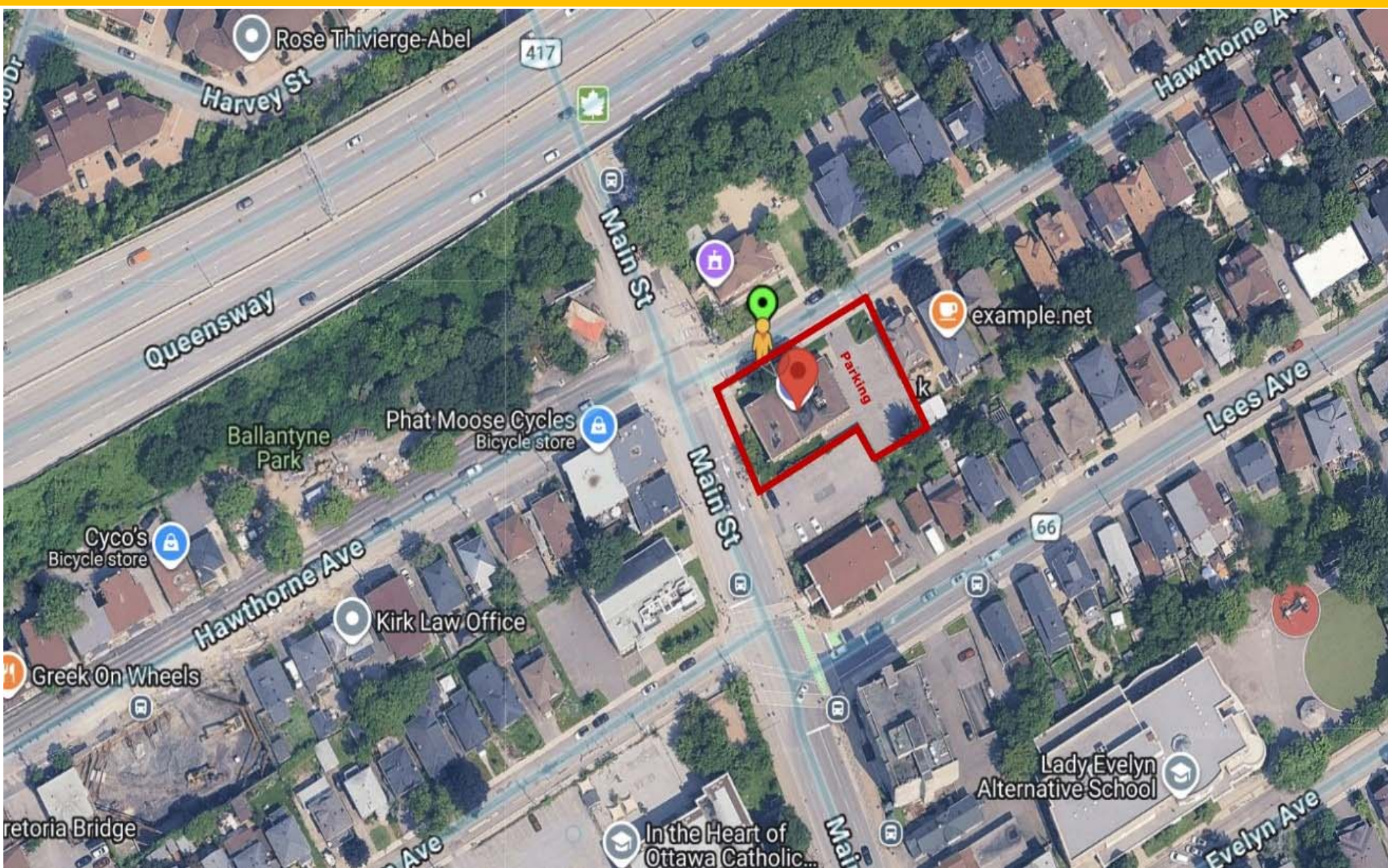
For more information please contact:

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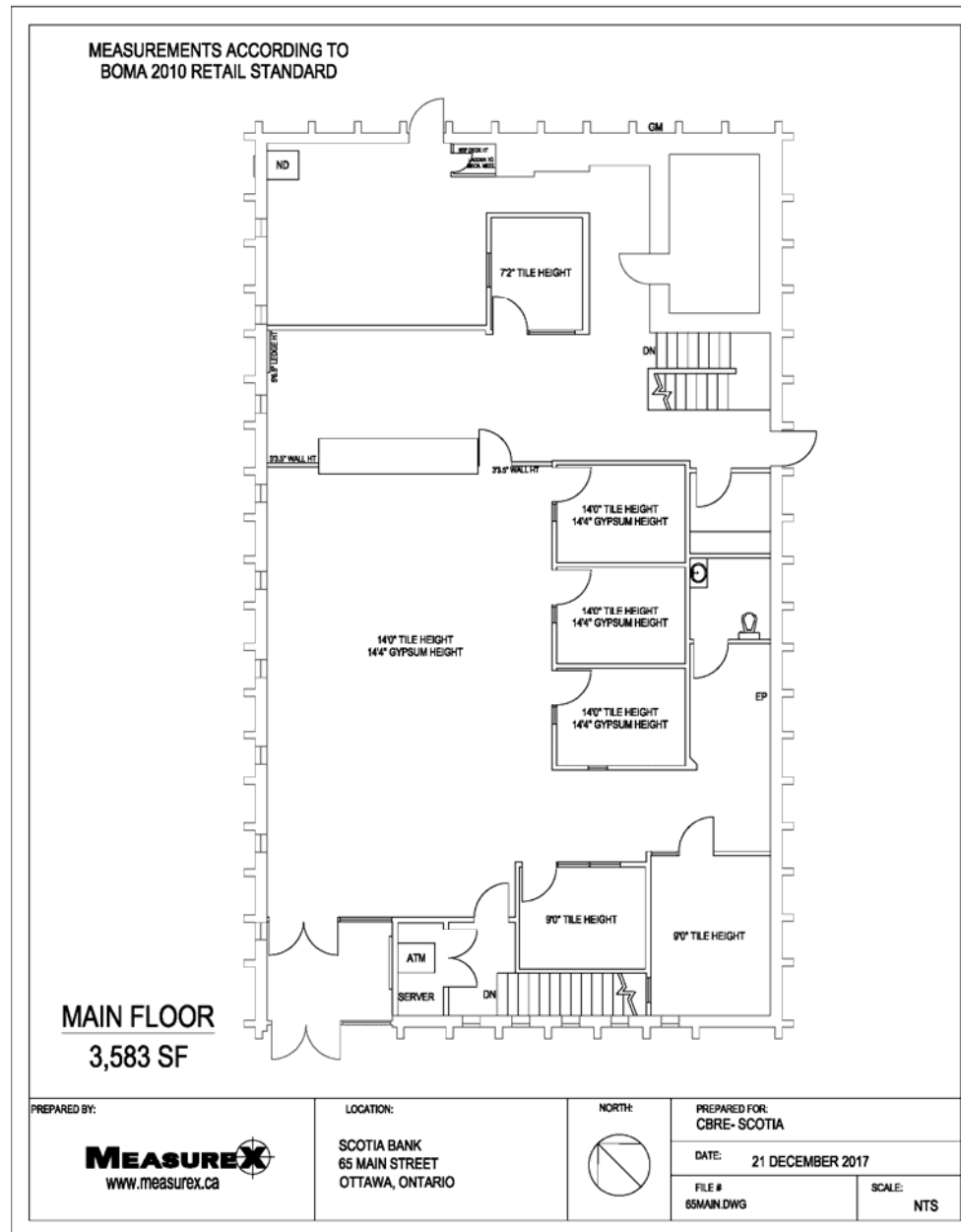
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FLOOR PLAN

Main Level
3,583 S.F.

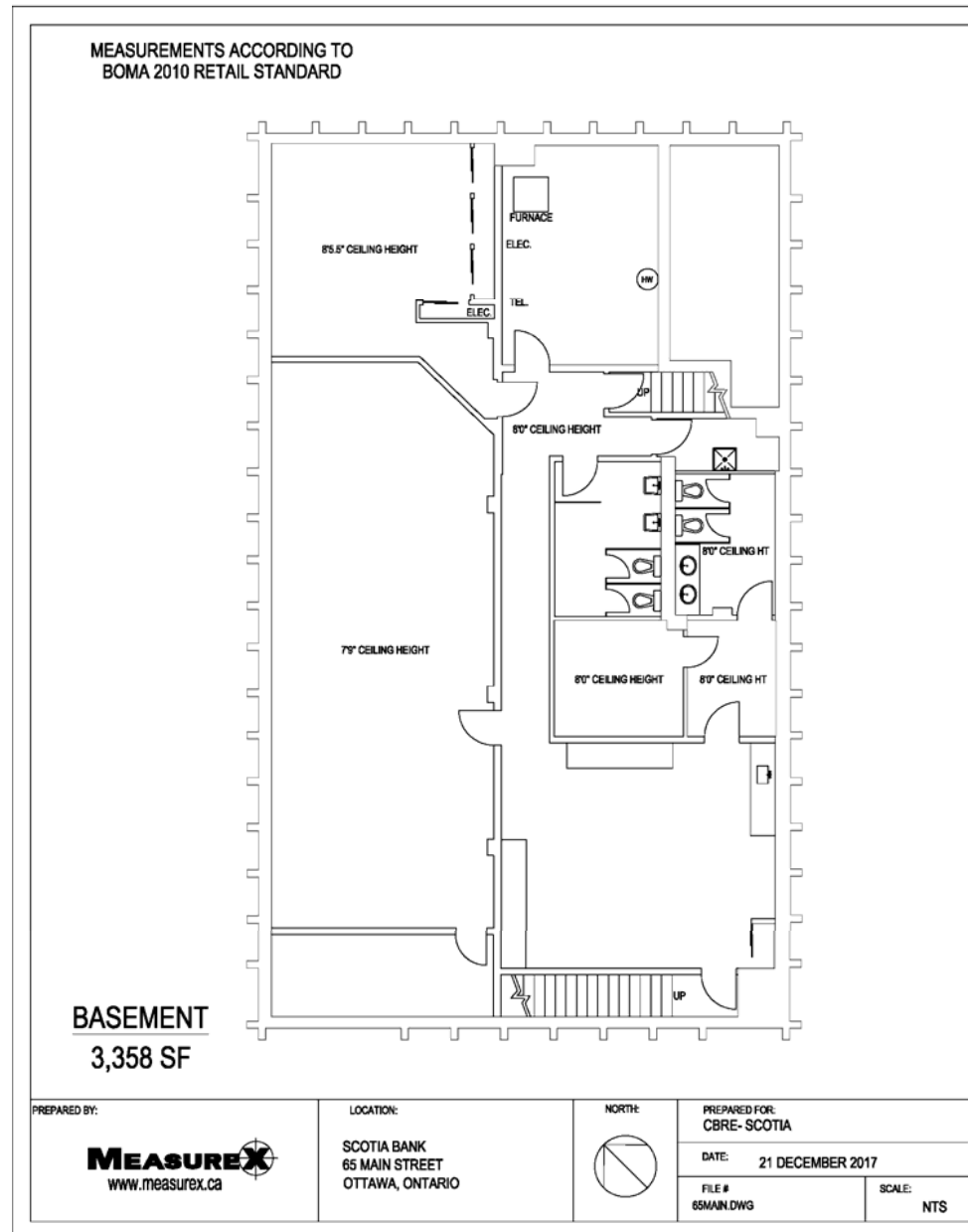


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FLOOR PLAN

Basement Level
3,358 S.F.



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Zone Code: MS1[1839] H(30)

Permitted Uses

(1) In the Mainstreet Zone 1, the following uses are permitted:

(a) Residential uses:

- dwelling unit

(b) Non-residential uses:

- animal care establishment
- artist studio
- bank
- broadcasting and production studio
- catering establishment
- community centre
- courthouse
- day care
- emergency service
- funeral home
- government service centre
- hospital
- hotel
- indoor entertainment facility
- instructional facility
- library
- medical facility
- micro-distribution facility
- museum
- nightclub
- office
- parking garage
- payday loan establishment
- personal service business
- place of assembly
- place of worship
- post-secondary educational institution
- recreation and athletic facility
- research and development centre
- restaurant
- retail store
- school
- storefront industry
- theatre

Zone Provisions

(2) For the purpose of this section, the front lot line is the lot line abutting the Mainstreet Corridor as designated in Schedule A6 – Mainstreet Corridors and Minor Corridors; and

(a) for a lot at the intersection of two Mainstreet Corridors, and for a through lot which abuts two Mainstreet Corridors, the front lot line is the shorter lot line; or

(b) for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.

Active Entrances

(3) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres.

(4) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:

(a) provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses; [OLT-26-000364]

(b) provide a minimum of one active entrance in the case of a residential use building; and

(c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.



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