

FOR LEASE:

59 & 71 Montreal Road, Vanier



DESCRIPTION: **RETAIL / OFFICE / MEDICAL**

✓ Busy street front plaza located on Montreal Road, a major arterial road between downtown Ottawa (Rideau Street) and the Vanier Parkway.

SPACE AVAILABLE: **Available Immediately**

- ✓ **59 Montreal Rd.:** Approximately 2,500 square feet rentable (downsizing of Joshua's Gems).
- ✓ **71 Montreal Rd.:** Approximately 2,460 square feet rentable (former medical space).

RENTAL RATE:

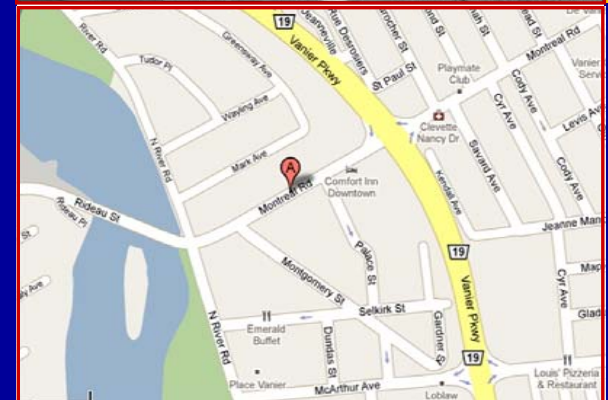
- ✓ \$4,500.00 per month gross (escalating over 5-year term), plus hydro.

OPERATING COSTS AND TAXES:

- ✓ Operating Cost & Realty Tax escalations over 2026 base year. Separately metered for hydro.

SIGNAGE AND PARKING:

- ✓ Storefront signage.
- ✓ Ample street parking.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

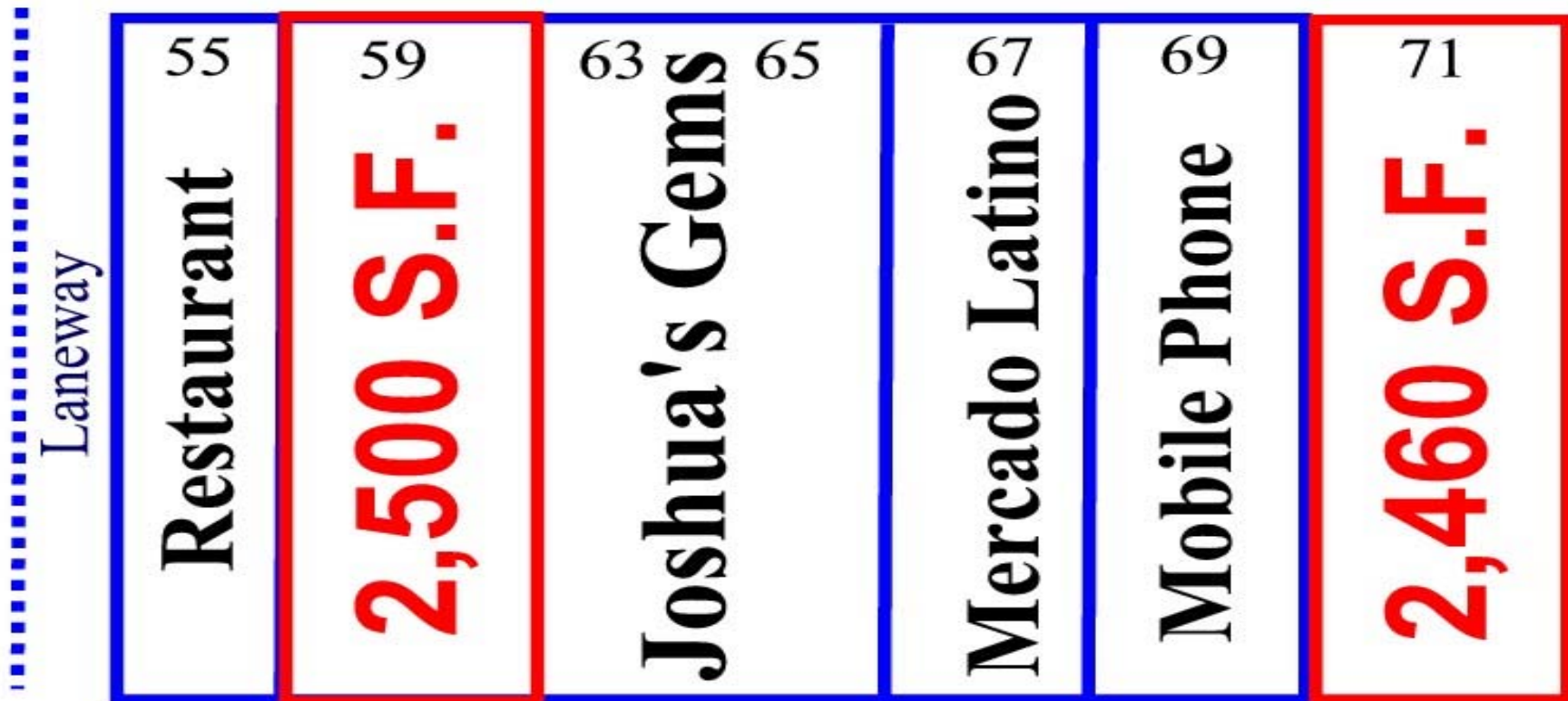
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Rear Walkway



Street Parking Only

Montreal Road, Vanier, ON

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BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

Approx.
2,500 S.F.



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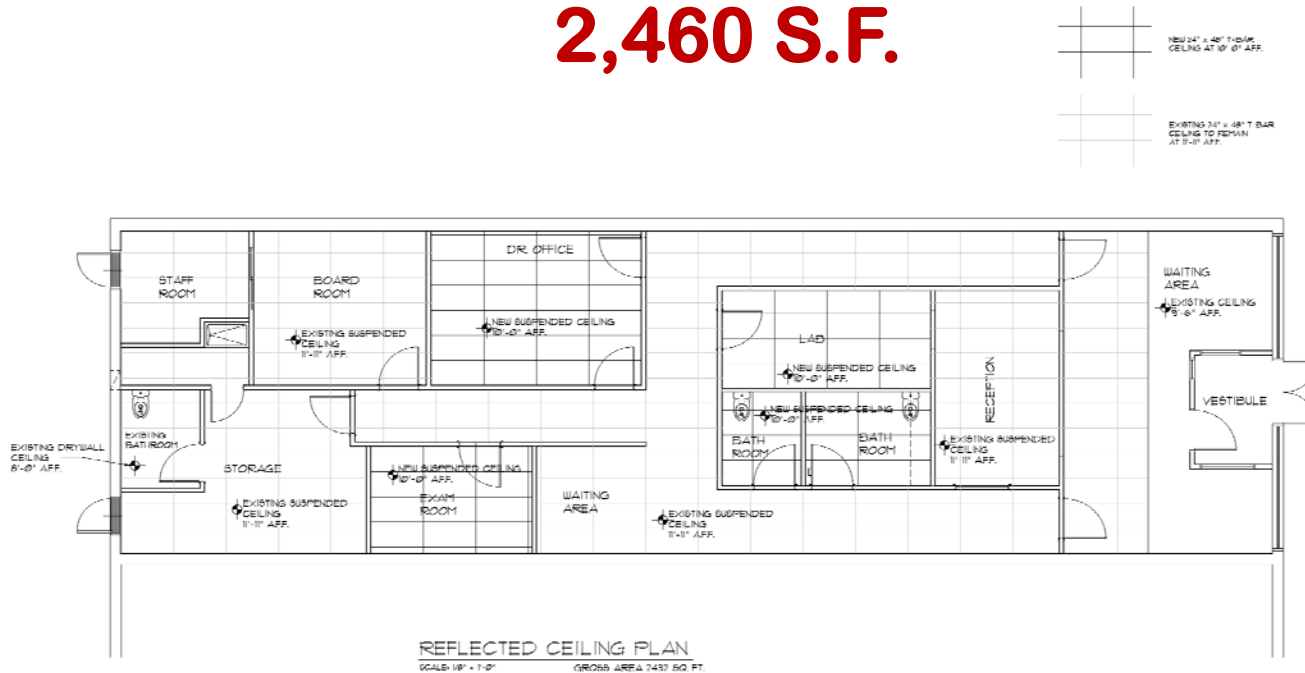
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FLOOR PLAN

Approx. 2,460 S.F.



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REVISIONS:	DATE:

DRAWN BY:
DEXTOR EDWARDS / A.A.
DATE:
NOV. 21 2018
SCALE:
AS SHOWN ON DETAIL.

PROJECT:
71 MONTREAL ROAD
INTERIOR FIT-UP
OTTAWA ONT.
CLIENT:
7886001
ONTARIO INC.

A3

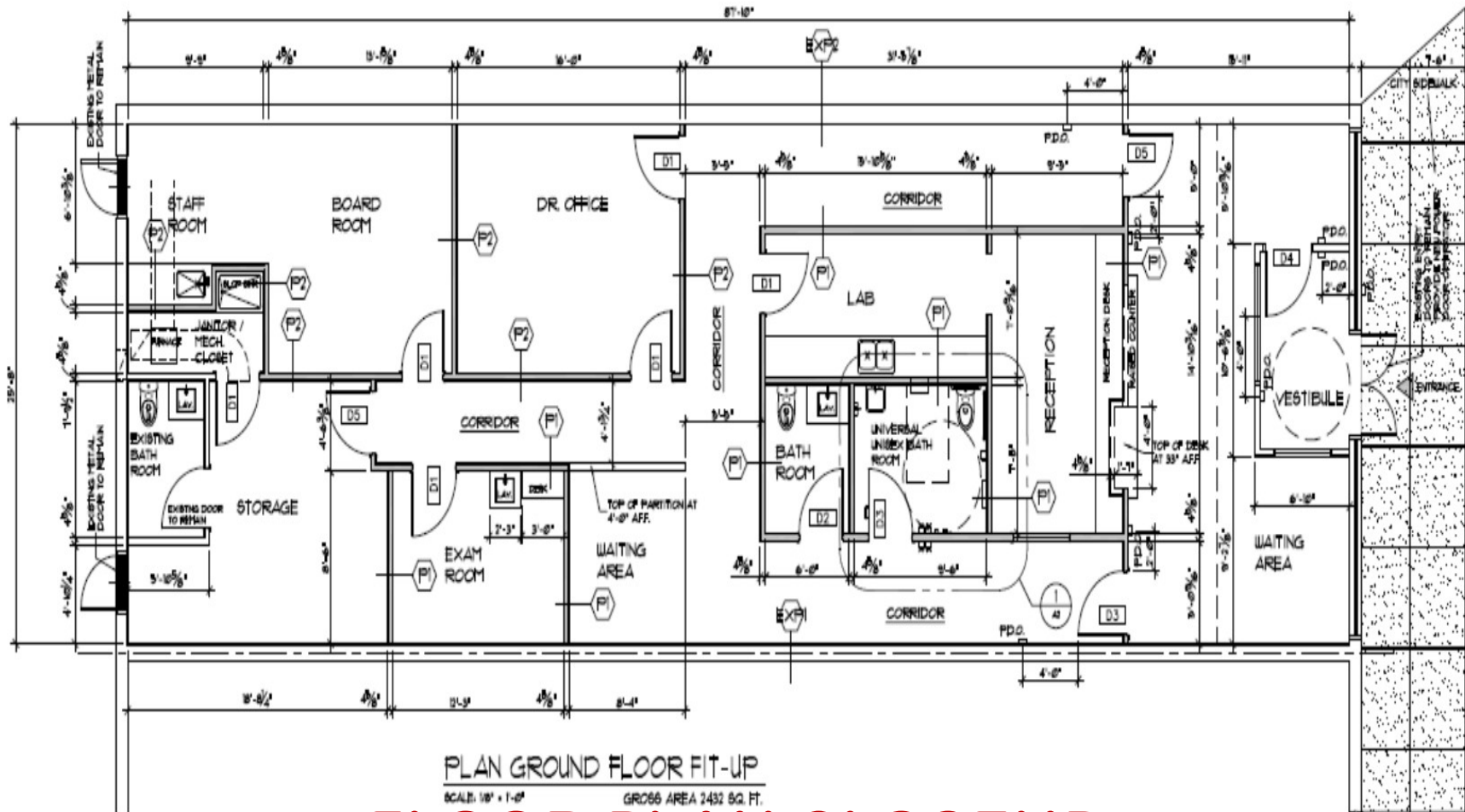


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DESIGN & EXPERTISE

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FLOOR PLAN CLOSEUP

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