

**PRIME
RETAIL SPACE**

FOR LEASE

280 Catherine Street,

OTTAWA, ON



Gary Shaker
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Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

185 Somerset St W. Suite 204, Ottawa, ON K2P 0J2

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PROPERTY DETAILS

- **4,920 square foot Main Floor space. Additional 750 square foot Basement storage space at no extra charge**
- **Base Rent: \$22/sf. Additional Rent: Estimated \$13/sf plus Utilities.**
- **Annual Increase of \$1 per sf per year**
- **5 Parking Spaces Included. Additional Parking at an extra cost.**

PROPERTY OVERVIEW

Central location off Highway 417. Heart of the City from east and west ends. Ideal for retailer/showroom/dry goods retail store. Fully Renovated in 2021. Lots of windows. Very attractive looking building both inside and out. Two overhead doors at rear. Across from Brigil's massive new multi-residential development. Great signage visibility from the street as well as Highway 417.

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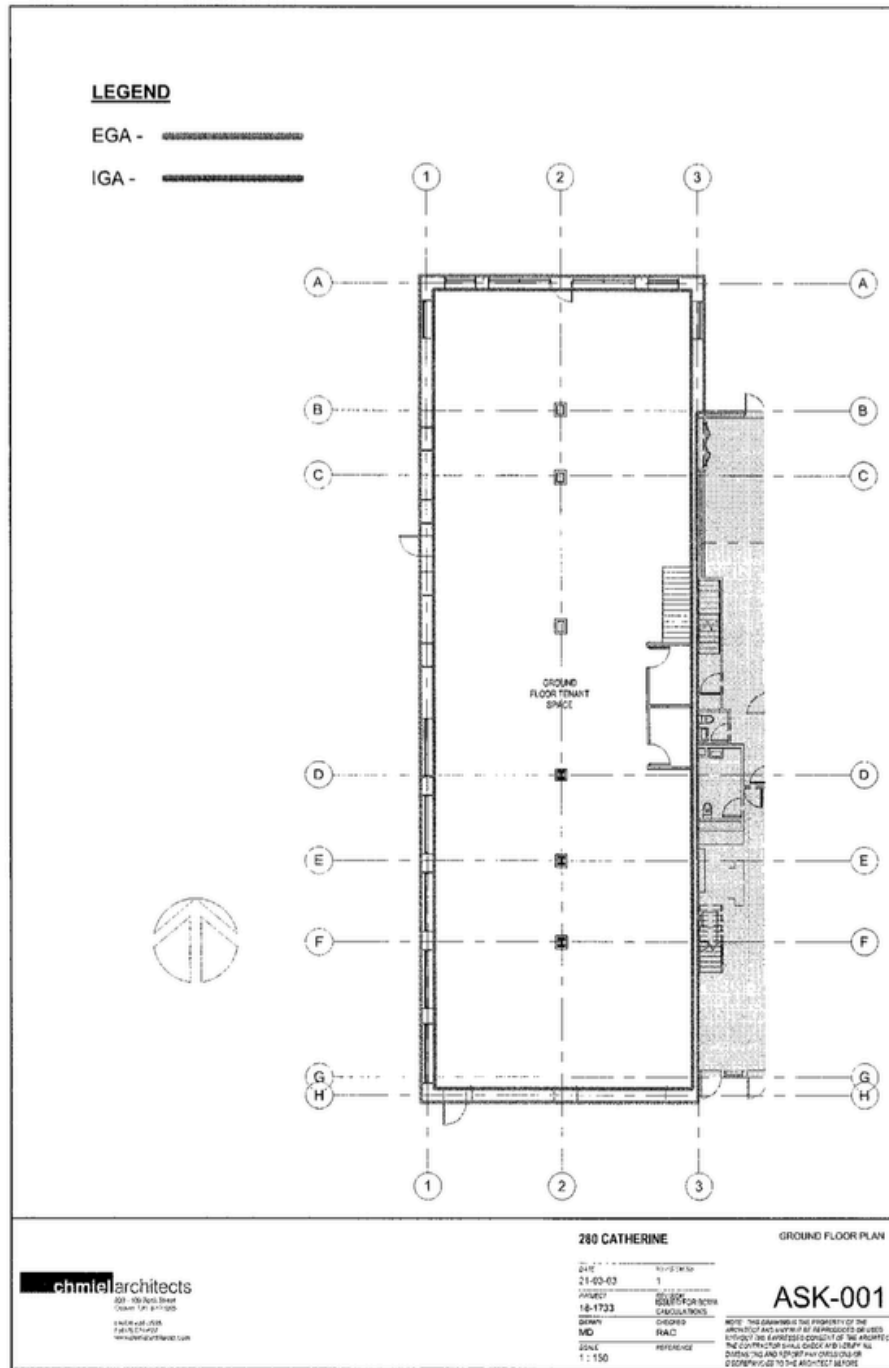


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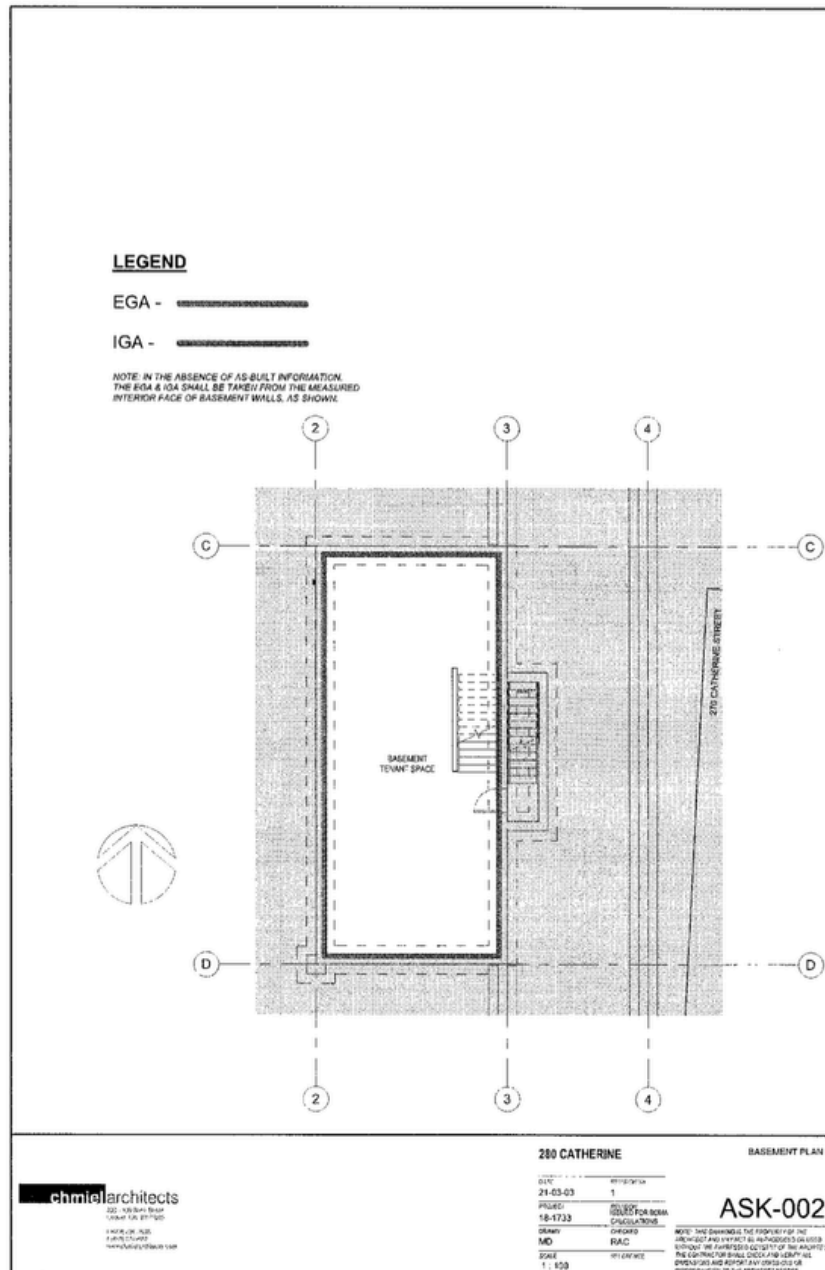


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