



CANTOR
REALTY CORP.

PRIME RETAIL/RESTAURANT SPACE FOR LEASE

WESTBORO (OTTAWA)

379 Richmond Road | Ottawa, ON

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Additional Rent:	\$11.26 SF/yr
Available SF:	1,840 SF
HVAC:	7 Tonnes
Electrical:	Up to 100A @ 600V Available
Gas:	250,000 BTU's (Can be upgraded)
Utilities:	Electricity & Gas Separately Metered, Water Submetered
Parking:	2 Spaces in rear @ \$150/month/each
Zoning:	MS1[1675] H(24)

PROPERTY OVERVIEW

379 Richmond Road offers a versatile space ideal for retail or restaurant use. This unique retail opportunity offers high ceilings, exposed duct distribution and a rooftop patio. Conveniently located just a 4-minute drive to HWY 417 and a quick walk to the future LRT Westboro station, this property ensures seamless connectivity. This prime location is surrounded by high-income residential and bustling with sidewalk activity from the many mom and pop retailers, national retailers and restaurants. The unit can easily accommodate a restaurant user with the ability to upgrade and supply sufficient electricity, gas, plumbing, HVAC and a cost-efficient path of travel for kitchen exhausting.

PROPERTY HIGHLIGHTS

- Rooftop patio;
- Rear access for parking, garbage and receiving;
- Excellent signage opportunity on Richmond Road;
- High ceilings;
- 2 Washrooms;
- Tenant pays \$140/month for enercare service contract of RTU HVAC;
- Ability to exhaust if installing kitchen hood;



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COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

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Additional Photos



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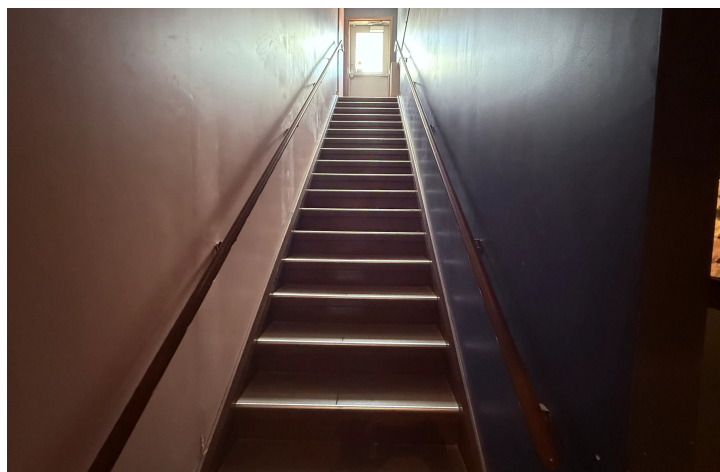
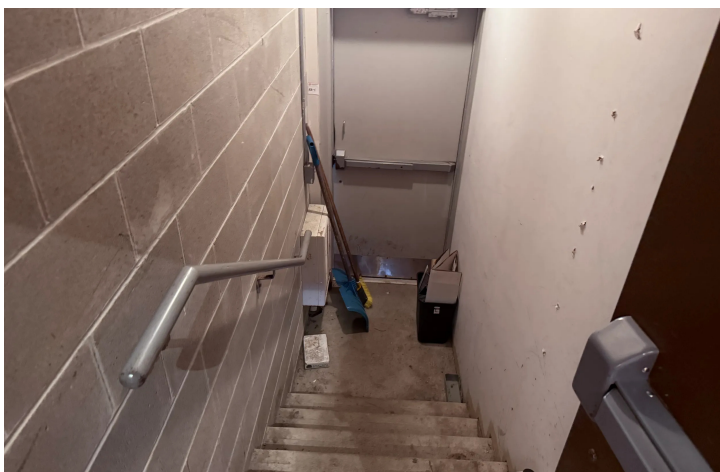
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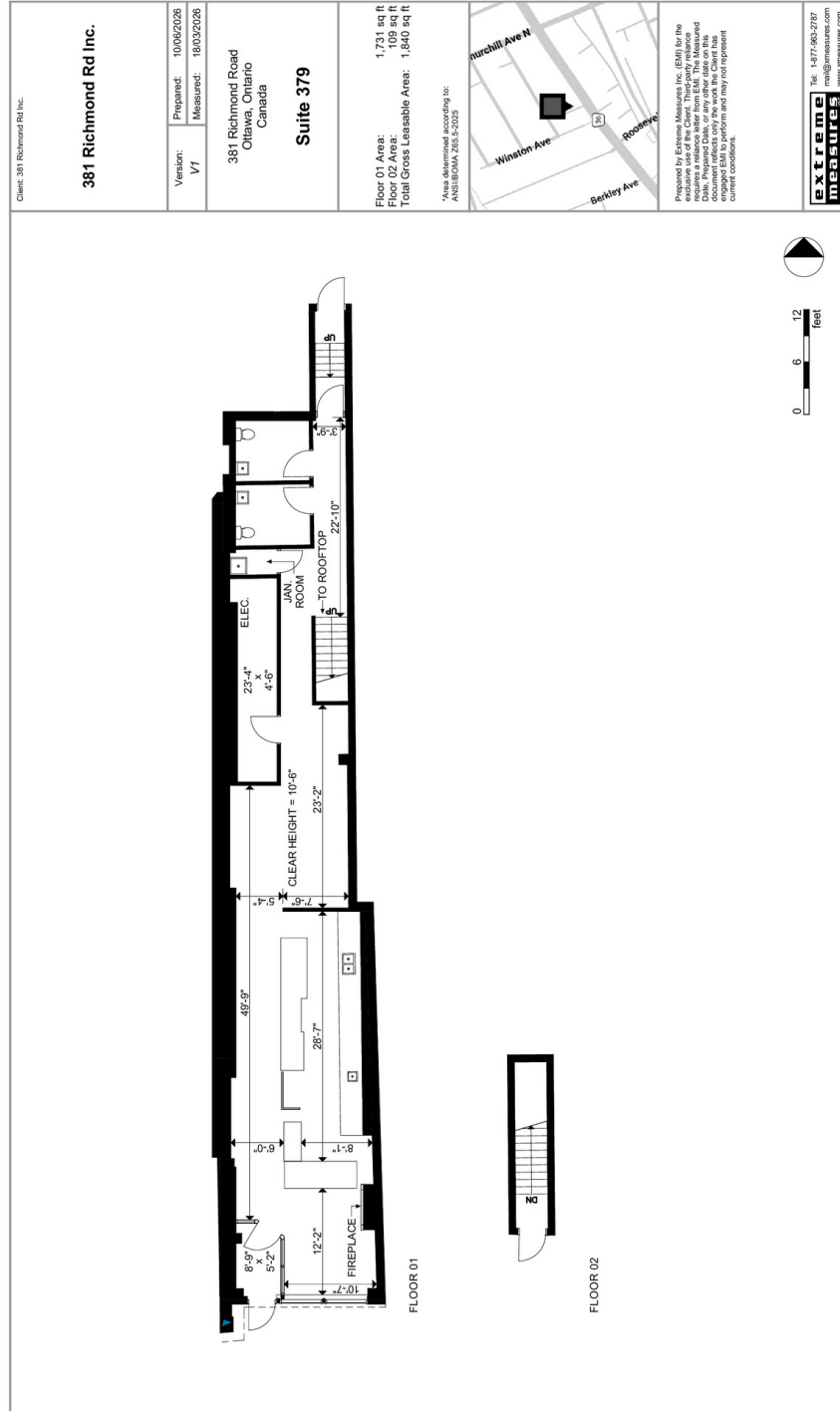
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Floor Plan



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Location Map



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