

**3-UNIT
RETAIL**

📍 **2019 Bank St.**

1,416 Sq. Ft. (approx.) Zoning: AMI[1913]



FOR SALE

**IN
CITY**

OPPORTU



High-Exposure

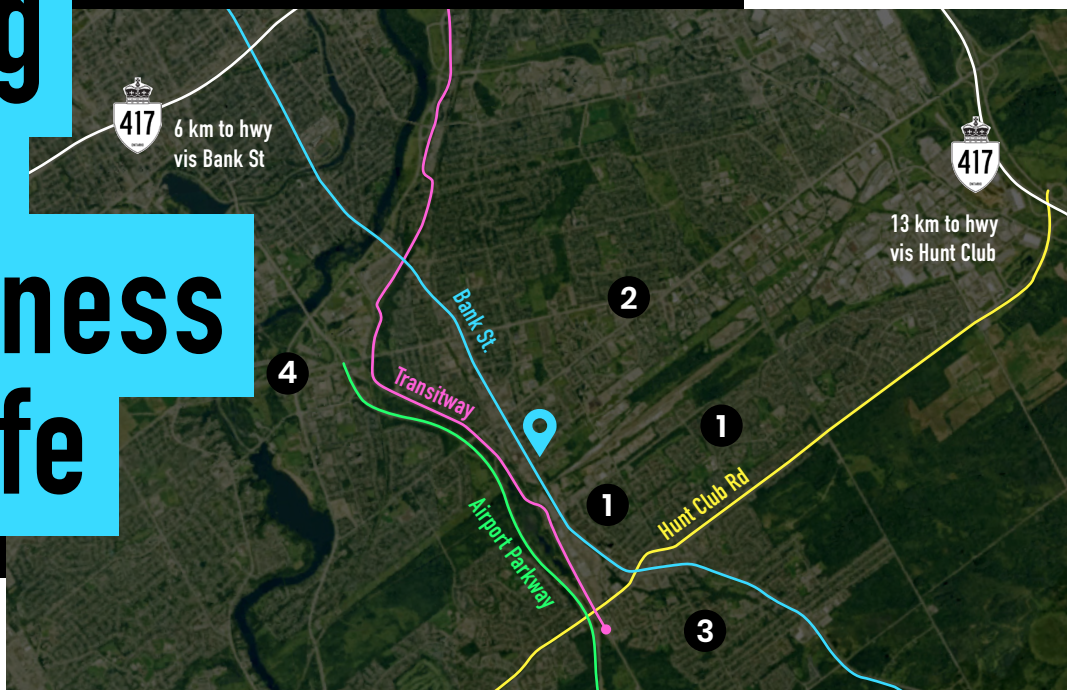
BANK ST FRONTAGE



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Bring Your Business to Life



Surrounding Communities & Employment Hubs

1 South Keys & Greenboro

10,000+ residents within walking distance, with direct Transitway access. (O-Train & rapid bus service)

2 Heron Gate

About 10,000 residents, **5 mins** north by vehicle.

3 Blossom Park

About 14,000 residents, **7 mins** south by vehicle.

4 Confederation Heights

Major federal employment hub, **10 minutes** by vehicle.

Unmatched Connectivity

Bank Street (Highway 31)

- Direct frontage on one of Ottawa's busiest north-south arterial routes.
- Connects downtown Ottawa to the southern suburbs and rural communities.

Hunt Club Road

- **3 mins** north.
- Major east-west commuter and commercial corridor, linking to Riverside Dr., Merivale Rd., and Hwy 417.

Highway 417 Access

- **10 mins** to Hwy 417 via Hunt Club
- **17 mins** to Hwy 417 via Bank St (Key link to Toronto & Montreal)

Airport Parkway

- **5 mins** west.
- Direct route from Ottawa International Airport (YOW) to the downtown core.
- High visibility to visitors, commuters, and logistics traffic.

Transitway/O-Train (South Keys Station)

- Within **walking distance**.
- Rapid transit connection to downtown and across the city.
- Strong daily foot traffic from commuters and students.

Disclaimer: All information is deemed reliable but not guaranteed and may change without notice. No representation or warranty, express or implied, is made regarding its accuracy or completeness. All details, including measurements, should be independently verified by interested parties.

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