

DESCRIPTION: *Highlights*

- ✓ **127 Beechwood Avenue** and **131 Beechwood Avenue** are commercial/retail buildings located at the corner of Beechwood Avenue and Putman Avenue. Located just east of downtown Ottawa, New Edinburgh is one of the National Capital's most desirable neighbourhoods. Beechwood Avenue is the local commercial street serving the surrounding neighbourhoods of New Edinburgh as well as Rockcliffe Park, Manor Park, Lindenlea and Vanier.
- ✓ With the unique distinction of being bordered by both the Ottawa River (north) and the Rideau River (west), this beautiful upscale community sits in a truly prime location. This vibrant area is surrounded by local eateries, unique shops, and stunning views of the Rideau River, making it a popular destination for both locals and visitors. The neighbourhood's eclectic vibe and small-town charm create a warm and inviting atmosphere to explore numerous restaurants, coffee shops, vintage and antiques shops.
- ✓ Great prominent frontage on Beechwood Avenue, with excellent access/egress. Both properties have proximity to major transportation routes, making it easily accessible by car, bus, or on foot, and its location on Beechwood Avenue provides on-site parking and ample parking options.
- ✓ Properties may be purchased together or separately, subject to a severance application. Purchasing both properties together represents a unique future redevelopment opportunity with carrying income.

ZONING:

- ✓ **TM8 H(15). Traditional Mainstreet Sub-zone.**



FOR SALE OR LEASE:



- **127 Beechwood Avenue, Ottawa, ON K1M 1L5 - OWNER / OCCUPIER OPPORTUNITY.**
- **DESCRIPTION:** 2-storey commercial/retail building available for Sale and for Lease with vacant possession.
- **OWNER / OCCUPIER Opportunity:** Available Immediately.
- **PIN:** 042250154.
- **LEGAL DESCRIPTION:** PT LT 19, PL 74 , N/S BEECHWOOD AV, AS IN N537516 ; OTTAWA/GLOUCESTER.
- **SITE SIZE:** Rectangular site along Beechwood Avenue with a depth of 100.38'. Site size is 6,312 square feet.
- **GROSS FLOOR AREA:** Approximately 1,800 square feet plus full basement. Potential patio area.
- **PARKING:** On-site parking. Accommodates 8-10 vehicles.
- **ASKING SALE PRICE:** \$1,250,000.00.
- **REALTY TAXES:** \$26,353.46 per annum (Final 2025 Taxes).
- **MINIMUM RENT:** \$65,000.00 per annum net.
- **ADDITIONAL RENT:** \$14.65 per square foot. Tenant pays Utilities, Garbage and Snow Removal.
- **ELECTRICAL:** Buyer to verify.
- **HVAC:** Buyer to verify.
- **ROOF:** Buyer to verify.
- **ENVIROMENTAL:** Updated Environmental report available upon request and signing a Real Estate NDA .

131 Beechwood Avenue, Ottawa, ON K1M 1L5 - INVESTMENT OPPORTUNITY

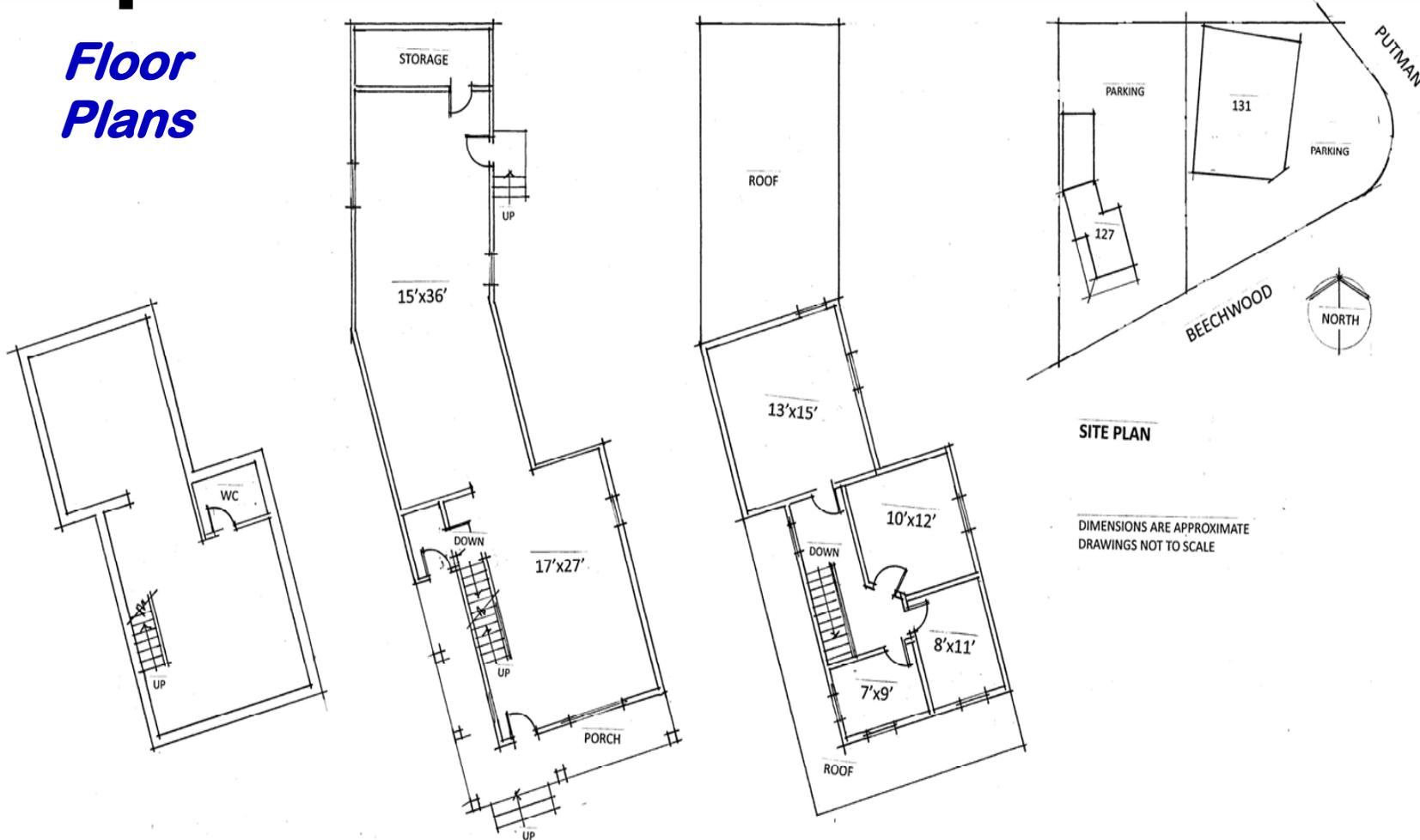
- **DESCRIPTION:** 1-storey commercial/retail building available for Sale. **FULLY LEASED** to Bridgehead Coffee Shop (131A Beechwood) and the annex subleased to Munchies Cannabis (131A Beechwood). Bridgehead lease expires on October 31, 2031. Lease details available upon signing a Real Estate NDA.
- **PIN:** 042250153. **LEGAL DESCRIPTION:** PT LT 20, PL 74 , N/S BEECHWOOD AV, AS IN CR669647 ; OTTAWA/GLOUCESTER.
- **PIN:** 042250068. **LEGAL DESCRIPTION:** PCL 77-1, SEC 4M-43 ; PT LT 77, PL 4M-43 , COMM AT A POINT IN THE WLY BOUNDARY OF SAID LOT 77 DISTANT 22.2 FT IN A NLY DIRECTION FROM THE SW ANGLE OF SAID LOT, THENCE ELY IN A STRAIGHT LINE TOWARDS A POINT IN THE ELY BOUNDARY OF SAID LOT DISTANT 19.5 FT NLY FROM THE SE ANGLE OF SAID LOT, A DISTANCE OF 24 FT, THENCE NLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 32 FT TO A POINT ON THE ELY BOUNDARY OF SAID LOT DISTANT 44.67 FT FROM THE NLY ANGLE OF SAID LOT, THENCE NLY ALONG SAID ELY BOUNDARY 44.67 FT TO THE NLY ANGLE OF SAID LOT, THENCE NLY ALONG SAID ELY BOUNDARY 44.67 FT TO THE NLY ANGLE OF SAID LOT, THENCE SLY AND ALONG THE WLY BOUNDARY OF SAID LOT 77, A DISTANCE OF 79.8 FT MORE OR LESS TO THE POB ; OTTAWA/GLOUCESTER.
- **SITE SIZE:** Irregular site configuration with +/-130' of curve-linear frontage along the north side of Beechwood Avenue with a depth of 100.38'. Site size is 6,733 square feet. Patio area. Ample on-site site parking for 6-8 vehicles. Street parking available.
- **GROSS FLOOR AREA:** 2,483 square feet.
- **ASKING SALE PRICE:** \$2,250,000.00.
- **REALTY TAXES:** \$32,784.35 per annum (Final 2025 Taxes).
- **ELECTRICAL:** Buyer to verify.
- **HVAC:** Buyer to verify.
- **ROOF:** Buyer to verify.
- **ENVIROMENTAL:** Updated Phase I and II Environmental report available upon request and signing a Real Estate NDA.

FOR SALE OR LEASE:

127 Beechwood Avenue, Ottawa, ON



Floor Plans



BASEMENT
127 BEECHWOOD AVENUE
 Approximate Gross Floor Area 775sf

GROUND FLOOR
127 BEECHWOOD AVENUE
 Approximate Gross Floor Area 1170sf

SECOND FLOOR
127 BEECHWOOD AVENUE
 Approximate Gross Floor Area 775sf

SITE PLAN

DIMENSIONS ARE APPROXIMATE
 DRAWINGS NOT TO SCALE

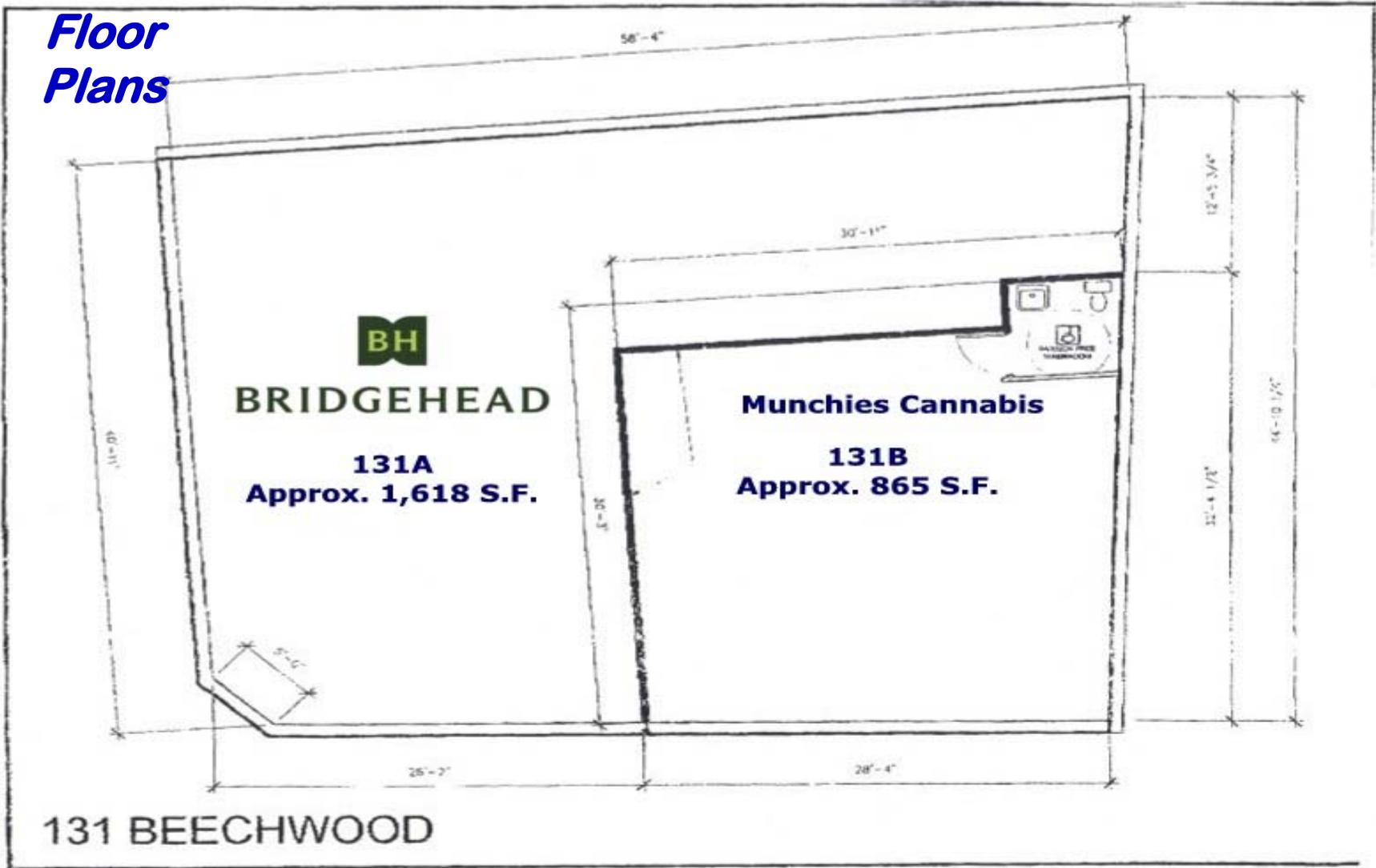
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SALE:

131 Beechwood Avenue, Ottawa, ON



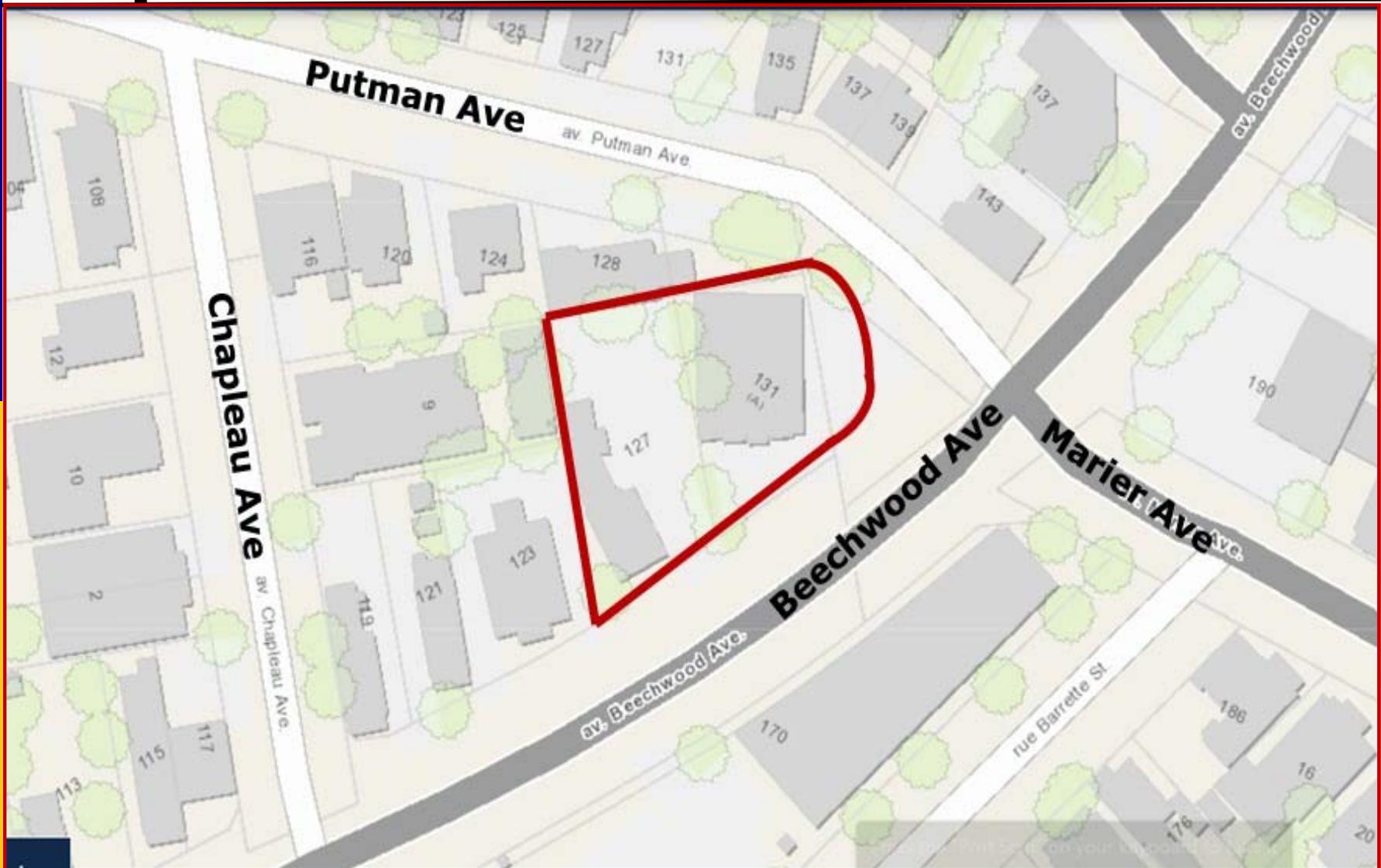
Floor Plans



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SALE OR LEASE:

127 Beechwood Ave. & 131 Beechwood Ave.



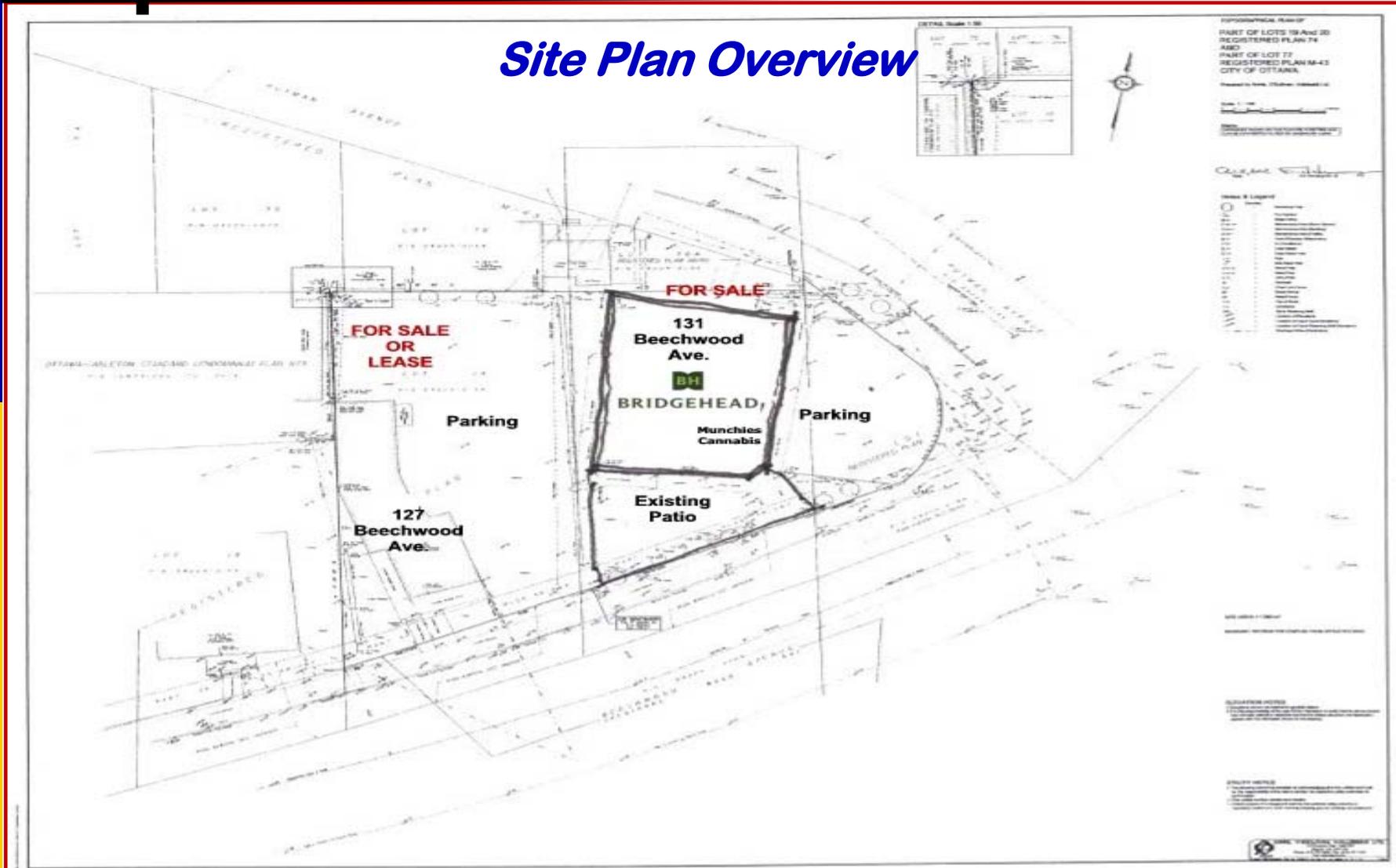
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SALE OR LEASE:

127 Beechwood Ave. & 131 Beechwood Ave.

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

Site Plan Overview



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SALE OR LEASE:

127 Beechwood Ave. & 131 Beechwood Ave.

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

Zoning: TM8 H(15). Traditional Mainstreet Sub-zone, under the Ottawa Zoning By-law 2008-250

Permitted Non-Residential Uses

amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, *see Part 3, Section 88*
emergency service
hotel
instructional facility
library
medical facility
municipal service centre
museum
office
park
parking garage
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
school
service and repair shop
storefront industry, *see Part 3, Section 99 (By-law 2018-171)*
theatre
training centre
urban agriculture, *see Part 3, Section 82 (By-law 2017-148) (By-law 2019-410)*

Permitted Residential Uses

apartment dwelling, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
dwelling units
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127 (By-law 2019-410)*
home-based day care, *see Part 5, Section 129 (By-law 2019-410)*
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house (By-law 2018-206)

TM8 Subzone - Beechwood Avenue Subzone

- (8) In the TM8 Subzone:
- (a) The following use is also permitted provided it is not located on the ground floor of a building:
- (i) **parking garage**

