

For Lease

CBRE

MLS#: X12424721

Prime Urban Retail Opportunity

Immediate Availability

455 Bank Street,
Ottawa, Ontario

1,550 square feet



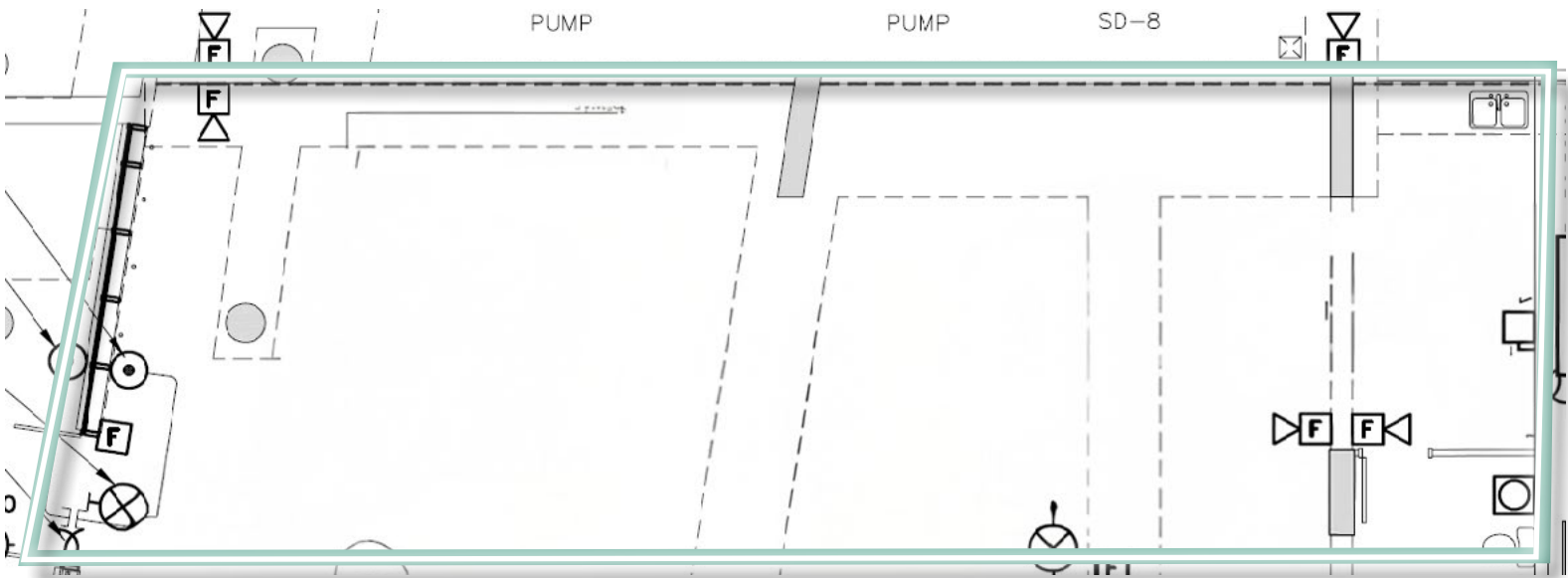
Convenient & Accessible

Located in the heart of Centretown, this urban street front retail opportunity at 455 Bank Street offers an amazing opportunity to join Shoppers Drug Mart, Starbucks and LCBO. This 1,550 square foot unit has approximately 25ft. of frontage along Bank Street. It is currently improved as a fitness (spinning) studio with shower and change room facilities. There are 50-underground parking spots available for customers use at the property. With 17,576 drive-by traffic and 3,870 pedestrians, this location is a hub of activity in Downtown Ottawa.

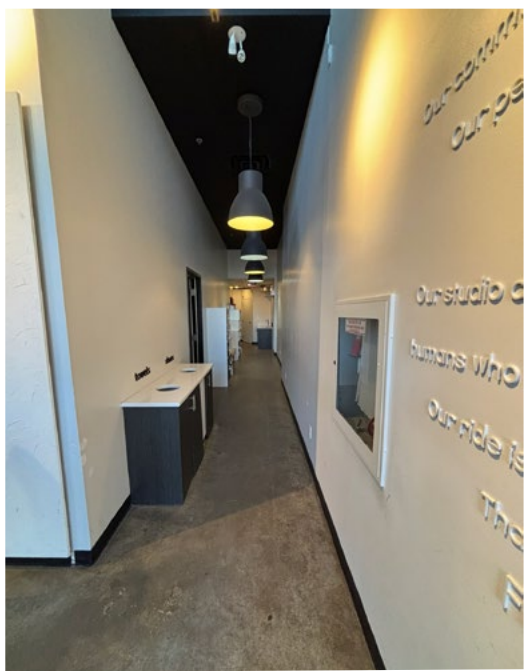
Property Details

SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2025)	SUITE COMMENTS
2	1550	\$40	\$19.56	Currently improved as a fitness (spinning) studio with change rooms and shower facilities, a nicely appointed lobby area and common hallway.

Floor Plan



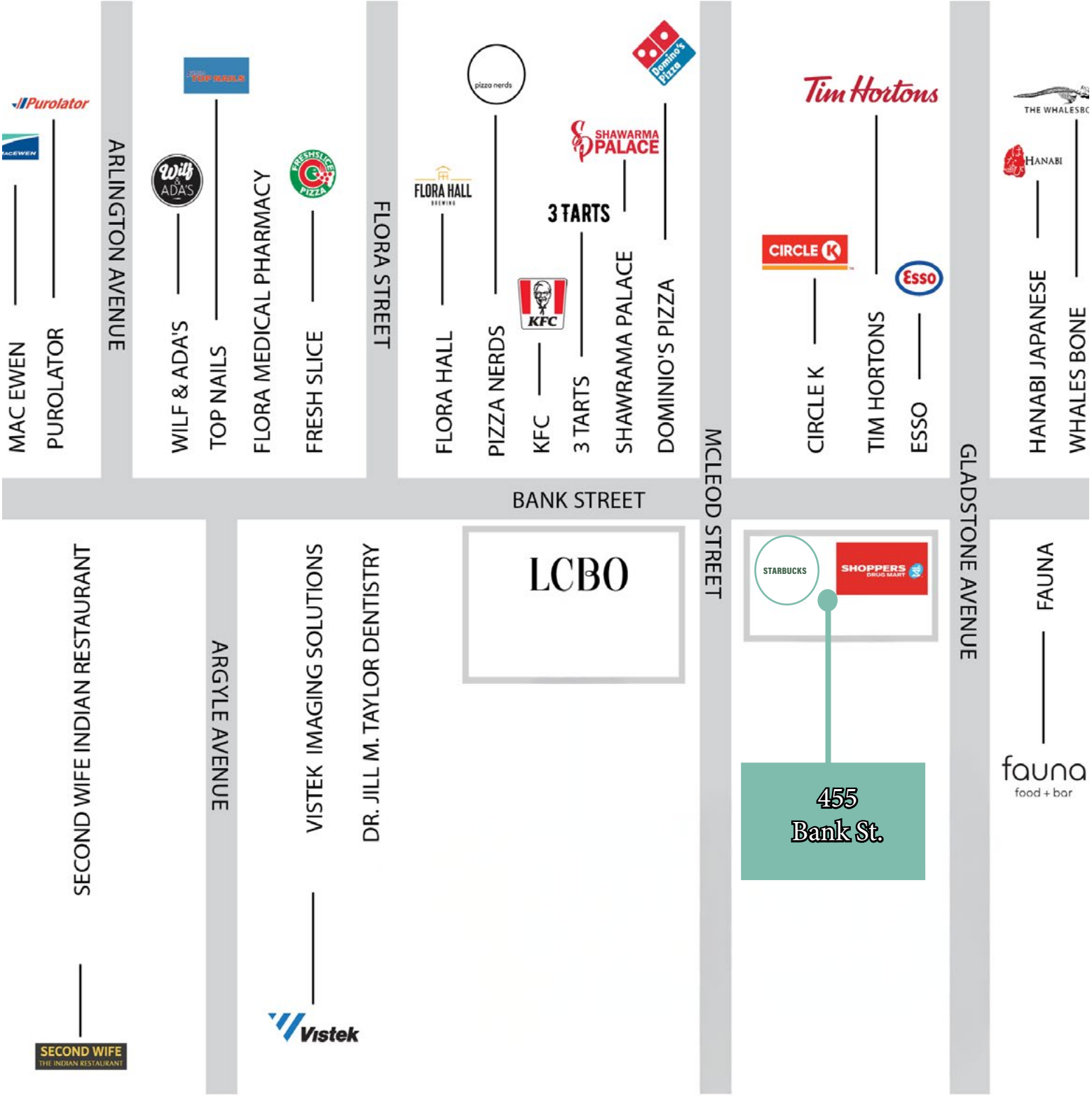
Building Photos



Area Overview



Bank Street Streetscape





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