

266 Beechwood Ave. Ottawa, ON



FOR LEASE

PRIME RETAIL OPPORTUNITY

266 Beechwood Avenue

High exposure & high-traffic on the Beechwood Avenue corridor

FLORIAN NAGELSCHMITZ, BROKER

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PROPERTY HIGHLIGHTS & DETAILS

- HIGHLIGHTS:**
- **High Exposure:**
Highly sought-after Beechwood Ave. serving Ottawa's premier neighbourhoods, including Rockcliffe Park & New Edinburgh
 - **Efficient Floor Plan:**
Efficient ±700 sq. ft. floor plan ideal for boutique retail, service-based operators, or professional office users
 - **Parking & Signage:**
Strong signage exposure with both above-storefront and pylon signage, plus two on-site parking stalls and potential for additional assigned parking at the rear



ADDRESS: 266 Beechwood Ave.
Ottawa, ON K1L 8A6

MUNICIPALITY: City of Ottawa

NEIGHBOURHOOD: Rockcliffe Park, New Edinburgh,
Manor Park, Vanier

ZONING: TM8 (Traditional Mainstreet,
Subzone 8)

AVAILABLE SPACE: Approx. 700 sq. ft. rentable
area. *NOTE: entrance vestibule is
shared with Marilyn Wilson Dream
Properties.*

STORE FRONTAGE: 13 ft 4 inches

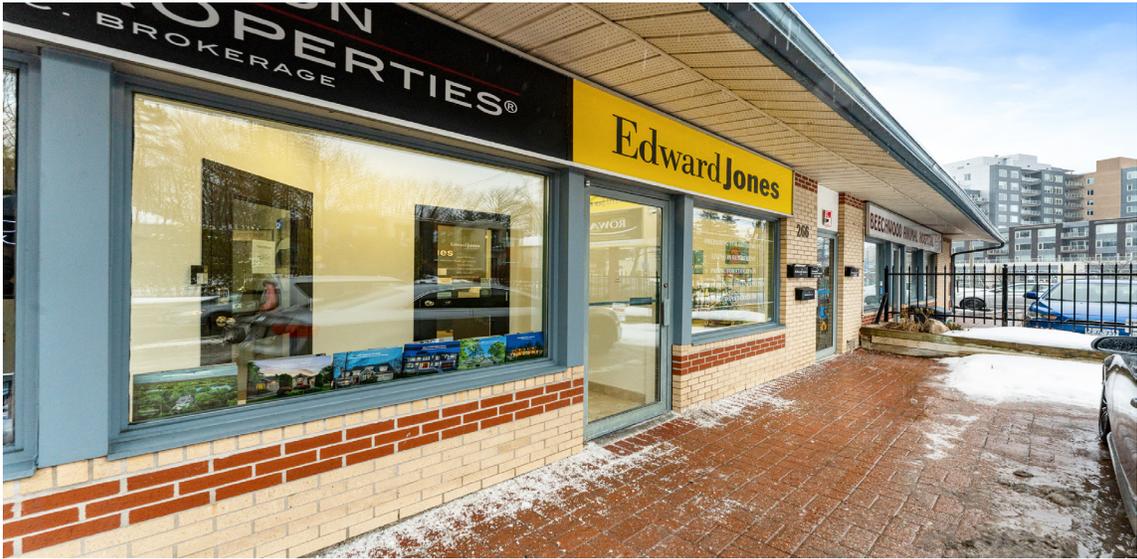
ASKING BASE RENT: \$32 PSF starting

ADDITIONAL RENT: \$22.96 (2026 Budget)

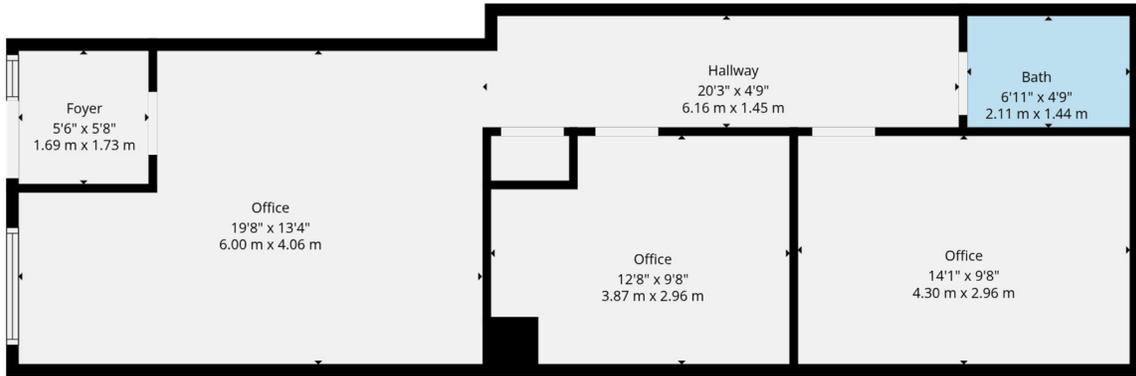
PARKING: 2 unassigned surface stalls
Opportunity for additional
assigned parking at rear of
property

NEIGHBOURING TENANTS: Rowat Insurance, Marilyn
Wilson Dream Properties,
Beechwood Animal Hospital

SIGNAGE: Above storefront and pylon
signage



PROPERTY FLOOR PLAN & MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



For more information:



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