



ASKING PRICE: \$1,399,999.99

1667 MERIVALE ROAD

Ottawa, ON

A FULLY LEASED RETAIL
INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

On behalf of the Beneficial Owner (the “Vendor”), Cushman & Wakefield Ottawa (the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in 1667 Merivale Road, Ottawa, Ontario (the “Property”). This Property represents an opportunity to acquire a fully leased main-street retail strip in one of Ottawa’s main retail nodes.

INVESTMENT SUMMARY

The Property comprises 2,880 square feet of retail space situated in the heart of the Merivale Road retail node, one of Ottawa’s primary commercial corridors. Located along Merivale Road, the Property is fully leased to two established tenants, including a recognized franchise operator and a long-standing local business with over 10 years of operating history, providing secure in-place income within a high-traffic, amenity-rich retail corridor.



PROPERTY SNAPSHOT



2,880 SF
Rentable Area



5.72 YRS
WALT



100%
Current Occupancy



0.608
Acres

PHOTOS



LOCATION OVERVIEW

- Prime frontage along the Merivale Road commercial corridor, one of Ottawa's busiest retail arteries
- High traffic exposure with ~50,000+ vehicles per day (2023) at the Merivale Road & Meadowlands Drive intersection
- Minutes from Highway 417, providing excellent regional connectivity
- Surrounded by established residential neighbourhoods supporting strong local demand
- Population of ~37,000 (2025) within a 2 km radius, providing access to a large and diverse labour pool in the immediate area.
- Well-served by OC Transpo with multiple nearby bus routes





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