

For Lease

CBRE

Prime Urban Retail Opportunity

MLS#: X12424721
X12449817

Immediate Availability

455 Bank Street,
Ottawa, Ontario

Multiple Units Available



Convenient & Accessible

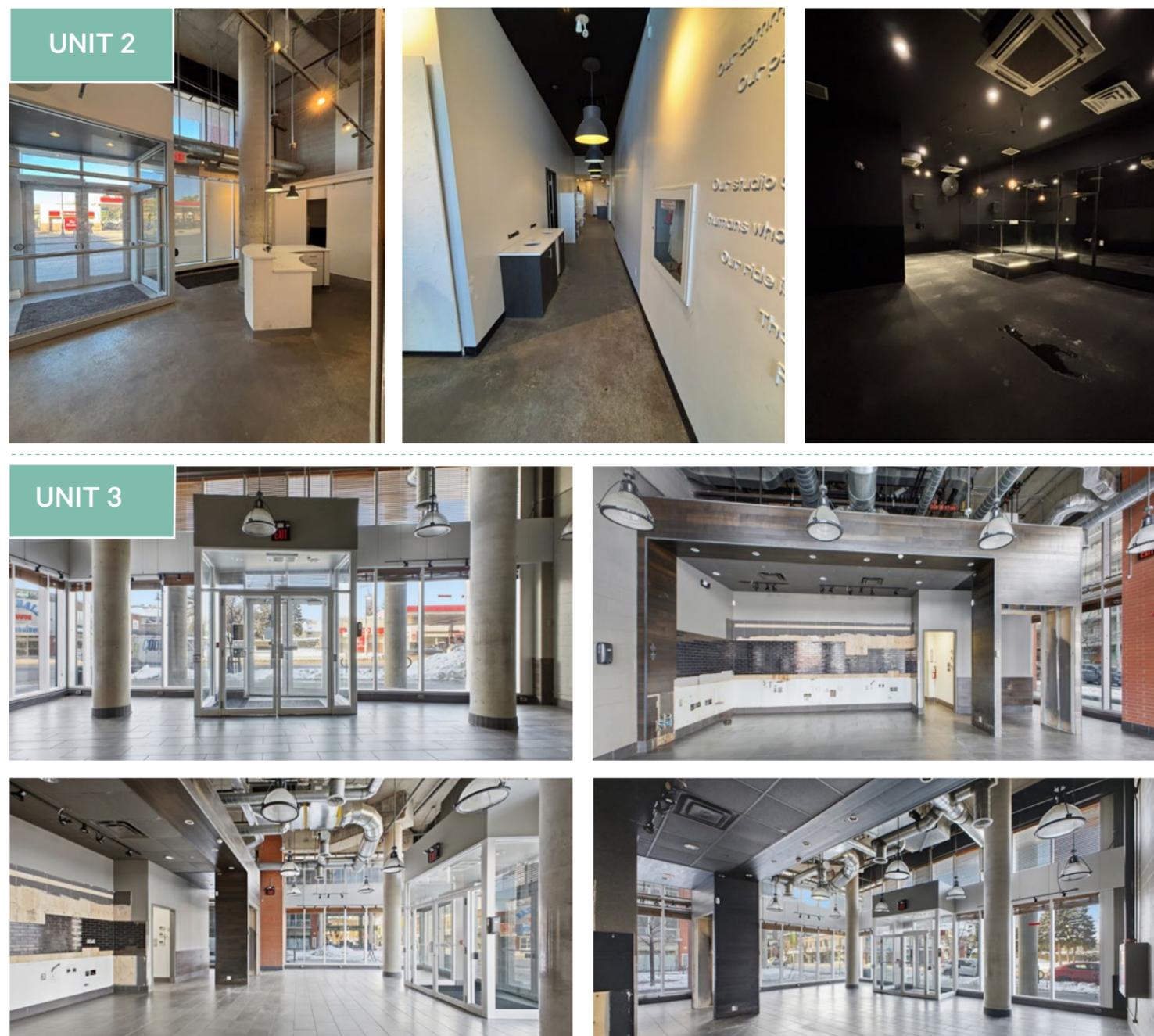
Located in the heart of Centretown, this urban street front retail opportunity at 455 Bank Street offers an amazing opportunity to join Shoppers Drug Mart and LCBO. Two, 1,550 square foot units are available. Unit 2 offers approximately 25ft. of frontage along Bank Street and Unit 3, a corner unit, provides incredible visibility for a prospective tenant. The units can be combined into a 3,100 square foot unit. There are 50-underground parking spots available for customers use at the property. With 17,576 drive-by traffic and 3,870 pedestrians daily, this location is a hub of activity in Downtown Ottawa.

Property Details

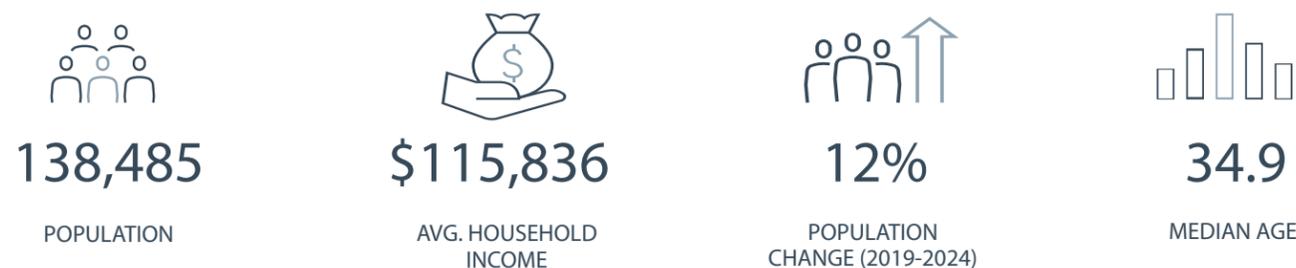
SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2025)	SUITE COMMENTS
2	1550	\$40.00	\$24.49	Currently improved as a fitness (spinning) studio with change rooms and shower facilities, a nicely appointed lobby area and common hallway.
3	1550	\$42.50	\$24.49	Corner unit with incredible light and visibility. Currently improved as a cafe.



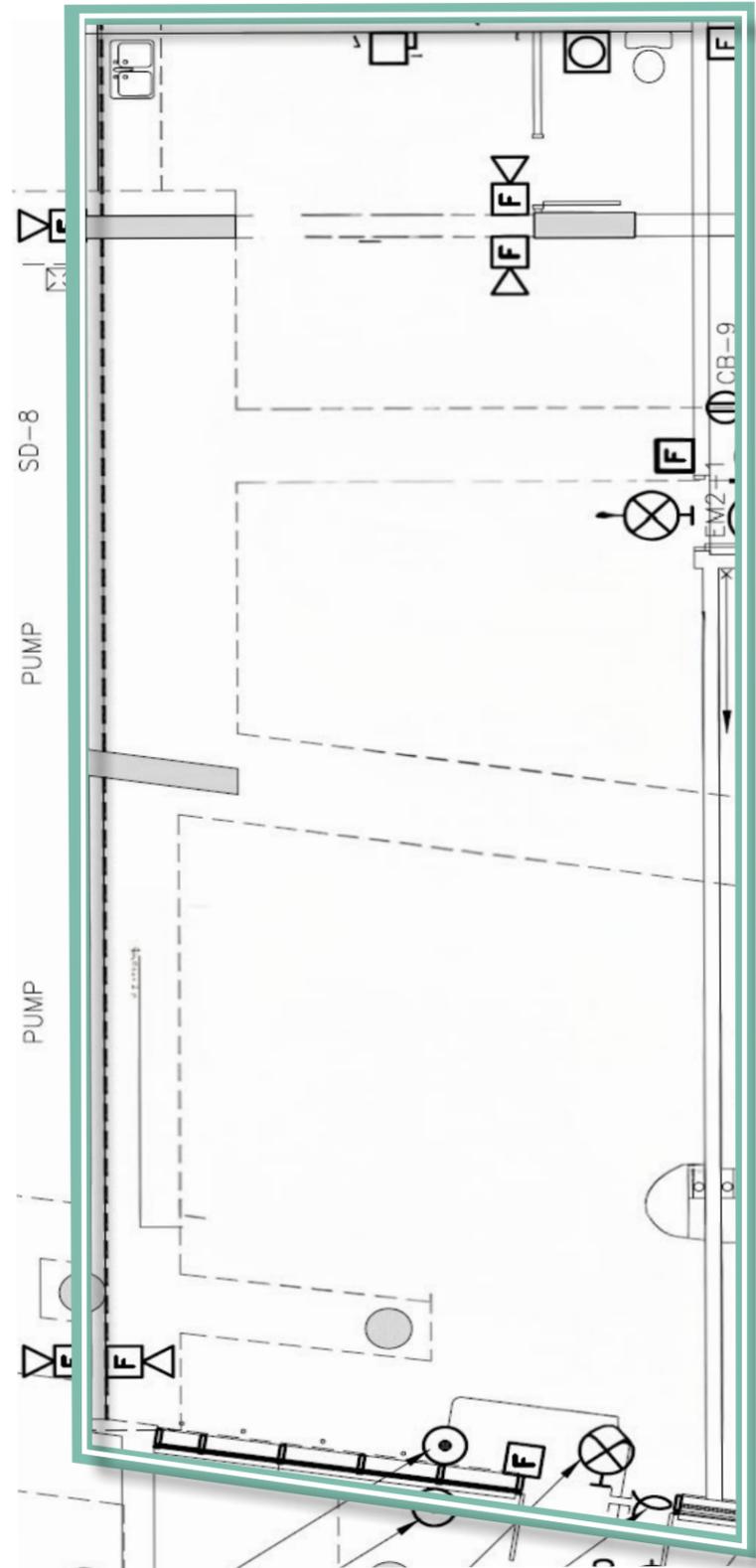
Property Photos



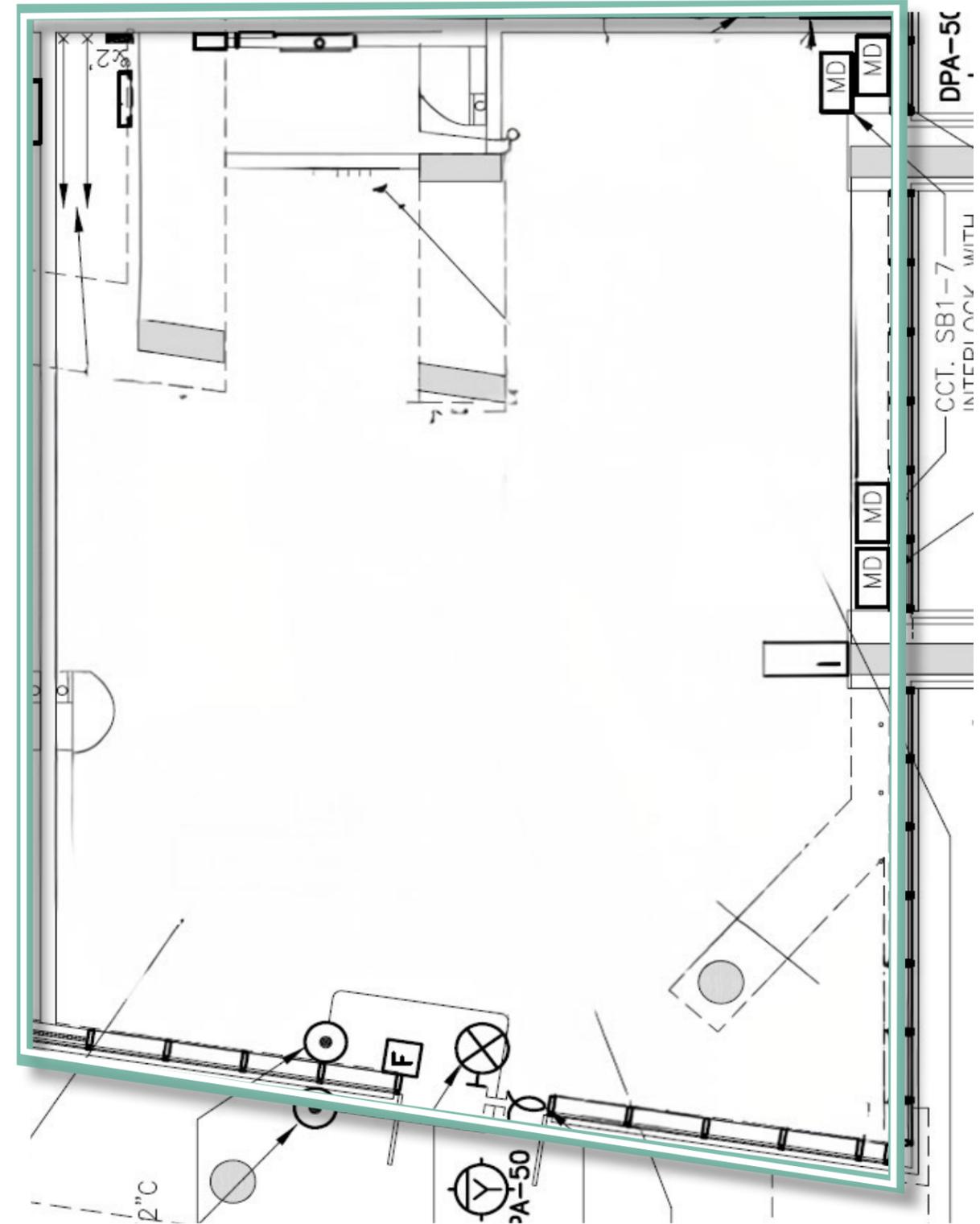
Market Demographics



Floor Plan Unit 2



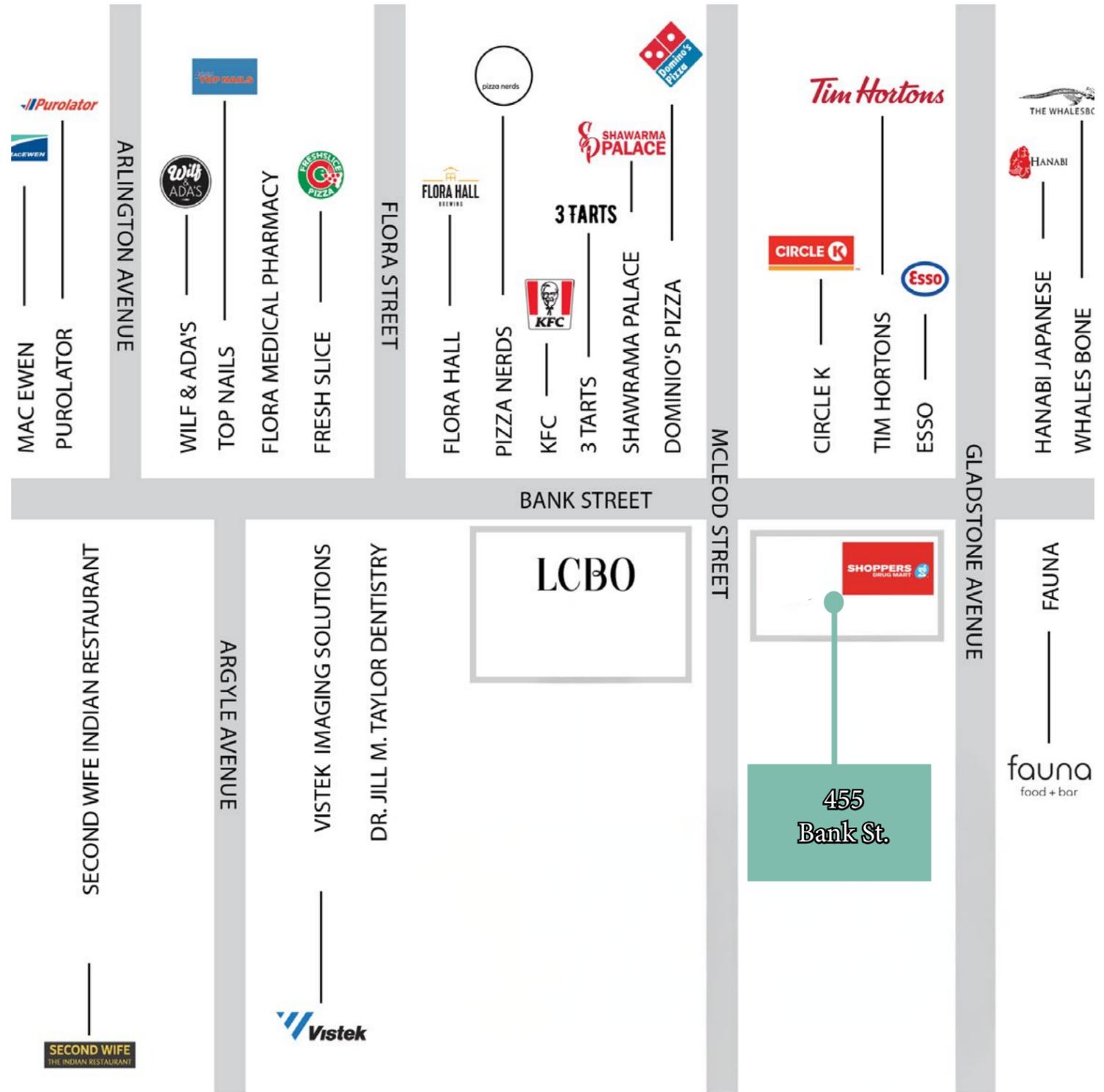
Floor Plan Unit 3



Area Overview



Bank Street Streetscape





Contact Us

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