

FOR LEASE: Retail /Office

808-810 Greenbank Road, Ottawa



DESCRIPTION:

- ✓ Lower level space in attractive freestanding commercial building located on Greenbank Road between Fallowfield Road and Larkin Drive, in Ottawa's southwest community of Barrhaven. This prime opportunity is in an established, high growth residential area close to the Barrhaven Mall.
- ✓ Join Taing Jewellery Design, Barrhaven Dental Centre and Orthodontist at this busy Barrhaven location. Neighbouring tenants include Petro-Canada, Barrhaven Auto Centre, Colonnade Pizza, Food Basics, Rexall Drugstore, Medical Clinic, Animal Hospital, Magicuts, Buck or Two and Subway.

SPACE AVAILABLE: 810 Greenbank Rd - Lower Level Space

- ✓ 1,540 square feet available @ \$20.00 per square foot net plus HST.

CAM and TAX:

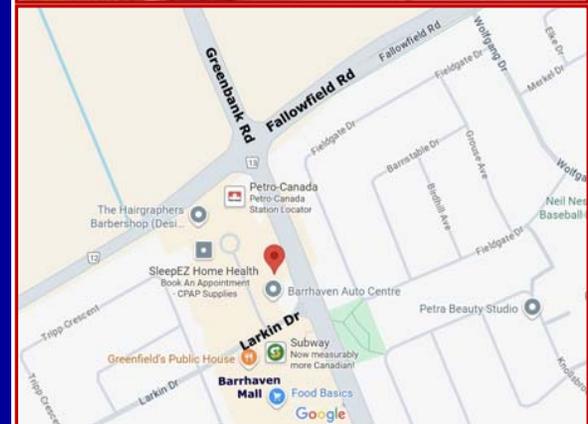
- ✓ \$15.00 square foot (estimate). Hydro separately metered plus allocated portion of property tax, water, hydro, snow removal and summer ground maintenance which totalled \$22,988.00 for 2024.

SPACE AVAILABLE: 808 Greenbank Rd, Unit C - Ground Floor Space

- ✓ 500 square feet available @ \$2,000.00 per month gross plus HST with annual escalations in operating costs and realty taxes. Gross rent includes tenant share of operating costs, realty taxes, heat and hydro. Unit has 2 window air conditioners.

SIGNAGE & PARKING & ACCESS:

- ✓ Prominent Storefront and Pylon signage available. Ample free parking.
- ✓ Excellent access/egress and on major bus route.



For more information please contact:

BRENT TAYLOR, Broker of Record/President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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810 Greenbank is zoned GM9[1708]- – General Mixed-Use Zone which is regulated through [the Sections 187-188](#) of the zoning By-Law.

As per the permitted uses:

animal care establishment (By-law 2015-190)
animal hospital
bank
bank machine
community centre
community health and resource centre
day care
diplomatic mission, *see Part 3, Section 88*
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
emergency service
instructional facility
library
medical facility
municipal service centre
office
payday loan establishment (By-law 2017-302)
place of assembly
research and development centre
training centre

As per the exception 1708 these uses are also permitted:

- animal care establishment
- artist studio
- catering establishment
- convenience store
- personal service business
- post office
- retail food store
- retail store
- service repair shop
- technology industry

808 Greenbank is zoned LC 2127 – Local Commercial Zone which is regulated through [the \(Sections 189-190\)](#) of the zoning By-Law.

As per the permitted uses:

animal care establishment
animal hospital
artist studio
bank
bank machine
click and collect facility (By-law 2016-289)
community health and resource centre
convenience store
day care
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
instructional facility
library
medical facility
municipal service centre
office
personal brewing facility (By-law 2019-41)
personal service business
post office
recreational and athletic facility
restaurant
retail food store
retail store
service and repair shop
urban agriculture, *see Part 3, Section 82 (By-law 2017-148) (By-law 2019-338)*

Permitted Residential Uses

(2) The following residential uses are permitted subject to:

- (a) the provisions of subsections 189(3), (4) and (5);
- (b) a maximum of ten guest bedrooms in a bed and breakfast.

apartment **dwelling**, low rise
bed and breakfast, *see Part 5, Section 121*
dwelling unit
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
home-based day care, *see Part 5, Section 129*
planned unit development, *see Part 5, Section 131*
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house
stacked dwelling, *see Part 5, Section 138 (By-law 2010-307) (2008-341)*
townhouse dwelling, *see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)*

As per the exception 2127 these use are not permitted on this property:

- recreational and athletic facility
- restaurant, fast food

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