

331-333 Rideau St. Ottawa, ON



FOR SALE

TRIPLE-NET URBAN RETAIL WITH PARKING

FLORIAN NAGELSCHMITZ, BROKER

✉ FLORIAN@CAPITALCOMMERCIAL.CA
☎ O: 613-518-2006 EXT. 5 C: 613-818-8667

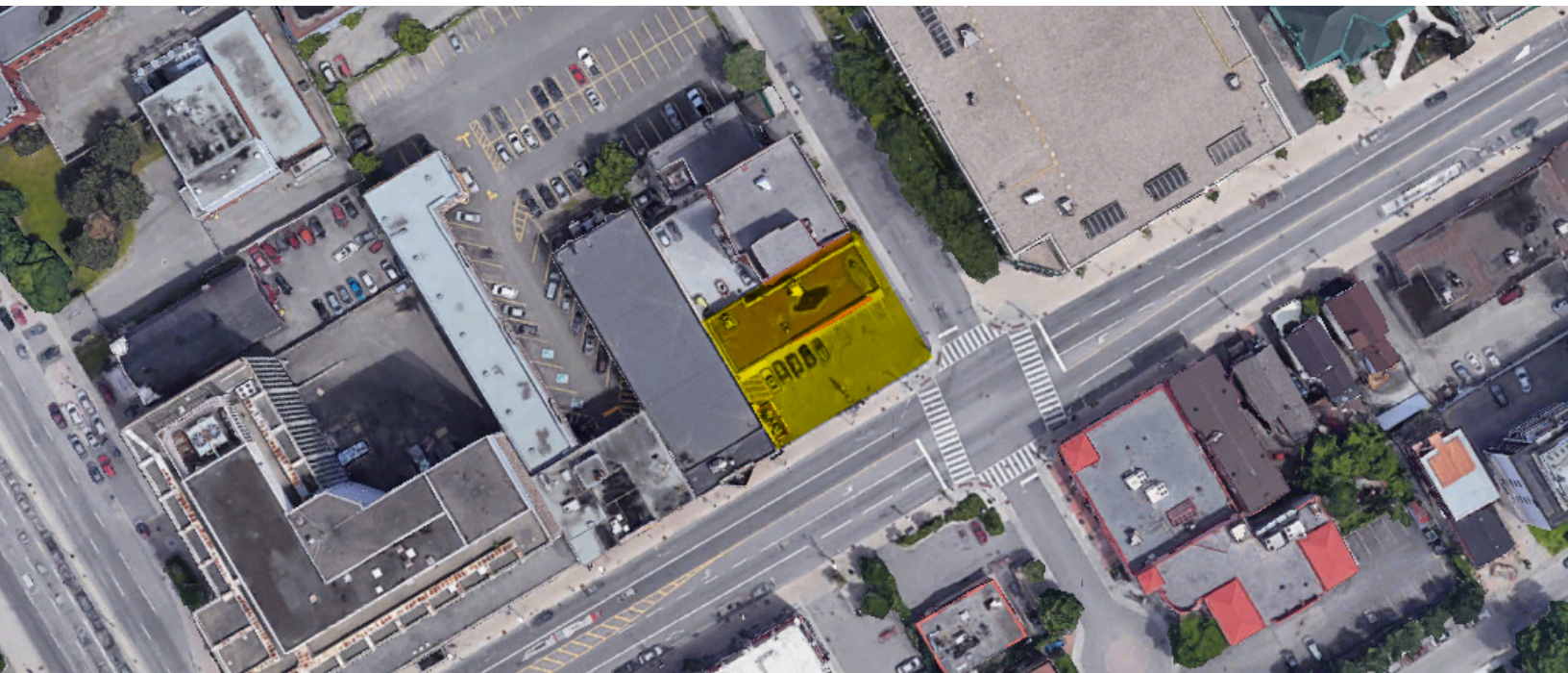


1505 Carling Ave, 2nd Floor, Ottawa
www.capitalcommercial.ca
info@capitalcommercial.ca



Table of **CONTENTS**

- 3 Property Details & Highlights
- 4 Location Amenities
- 5 Property Photos
- 6 Broker Profile



PROPERTY HIGHLIGHTS & DETAILS

HIGHLIGHTS:

- High quality tenants
- Excellent location. Steps away from King Edward Avenue, this area is constantly busy with traffic.
- A clean, square 101 ft. x 89 ft. site— a prime candidate site for redevelopment.
- Shadow anchored by both Loblaws and Shoppers Drug Mart
- Owner-occupier potential



ADDRESS:

331-333 Rideau St.
Ottawa, ON K1N 5Y4

PIN:

04213-0155

MUNICIPALITY:

City of Ottawa

NEIGHBOURHOOD:

Byward Market / Lowertown

ZONING:

TM6 F(3.5) H(19)
Traditional Mainstreet
3.5 Floor Space Ratio
19 metre height allowance

PROPERTY SIZE:

8,966 sq. ft.

BUILDING SIZE:

3,375 sq. ft. Gross Leasable Area (GLA)

PARKING:

10 surface stalls

PARCEL DIMENSIONS:

101 ft x 89 ft (approx.)

UNIT MIX:

- 331: First Choice Haircutters (975 sq. ft.)
 - 333: Circle K (2,418 sq. ft.)
- Total: 3,393 sq. ft. GLA**



LOCATION AMENITIES



WALK SCORE
WALKER'S PARADISE

Daily errands do not require a car



TRANSIT SCORE
EXCELLENT TRANSIT

Transit is convenient for most trips.



BIKE SCORE
BIKER'S PARADISE

Daily errands can be accomplished on a bike.

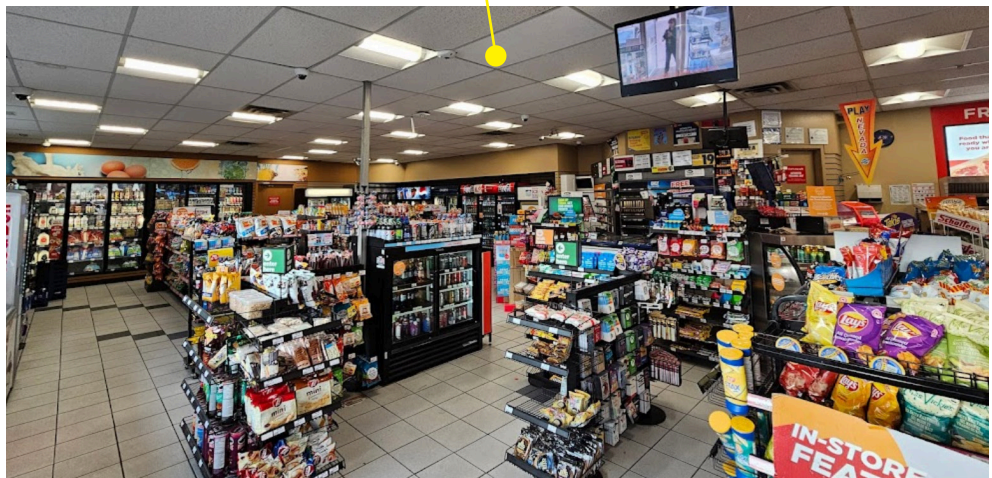
- 1 Ottawa City Ottawa (1.1km)
- 2 Downtown Ottawa (1.2km)
- 3 Parliament Hill (1.1km)
- 4 University of Ottawa (600m)
- 5 Shaw Centre
- 6 CF Rideau Centre (600m)
- 7 Rideau LRT Station (700m)
- 8 Byward Market (400m)
- 9 National Gallery of Canada (1.5km)
- 10 LCBO (170m)
- 11 Shoppers Drug Mart
- 12 Loblaws Grocery
- Light Rail Transit (LRT) Line



PROPERTY PHOTOS



PROPERTY PHOTOS





Florian Nagelschmitz, Broker



Capital Commercial Investment Corporation, Brokerage,

is a full service Real Estate Brokerage firm which specializes in the Investment Commercial, Multi-Residential, Development Land, and Seniors' Housing markets throughout Ontario.

We offer a full range of related services including construction management, leasing, valuation, and property management. We are committed to providing the highest standard of professional service as a result of in-depth market and investment knowledge, dedication to integrity, and our drive to succeed.

Florian Nagelschmitz has worked in the commercial real estate industry for over ten years, with investment sales experience across commercial asset classes including multi-residential, retail, seniors' housing, development land and land speculation. Utilizing targeted information gathering tools and a Canada-wide network, Florian identifies off-market opportunities specific to the needs of the institutional, private equity and individual investors he represents.

Florian holds a bachelors commerce degree in Real Estate and Housing from the University of Guelph.

