

SALES BROCHURE

595 West Hunt Club Road Ottawa, Ontario K2G 5X6



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PRIME RETAIL PLAZA

PROPERTY OVERVIEW

Prime Investment opportunity to acquire a commercial property at one of Ottawa's busiest intersections, adjacent to Nepean Crossroads Centre and exposed to nearly 94,000 vehicles daily. The 8,993 square foot building including Bell Canada, Massage Addict, Safety House and Smoke Fx is fully leased. Neighbouring tenants include Canadian Tire, Rona, Dollarama, Mark's, The Brick, LCBO, Structube and more. Net Operating Income \$175,478 (2024). Current market rents below market position property for strong future upside. With no major capital costs anticipated for many years and a clean Phase 1 environmental report available, this is a rare opportunity to acquire a secure, high-performing investment in a premier location.

PROPERTY HIGHLIGHTS

- Leasable Square Feet: 6,493
- 4 lane primary arterial road with easy access
- 37 Parking Spaces
- Possible future ground floor retail expansion
- Full brick exterior
- Environmental Phase 1 available
- Flat Roof: 10 years old: 2 ply membrane
- 4 Roof top HVAC's
- LED Pylon Advertising Sign
- Mezzanine
- 2500 square feet Lower Level
- 600 Amp 3 phase electrical
- Services: Full municipal services
- Official Plan: General Urban Area

OFFERING SUMMARY

ASKING PRICE	\$3,595,000.00
TOTAL OPERATING INCOME (2024)	\$232,118
TOTAL OPERATING EXPENSES (2024)	\$56,640
NET OPERATING INCOME (2024)	\$175,478
BUILDING SIZE (Main Level)	6493 sq.ft
SITE AREA	39,976 sq.ft · .78 of an acre
ZONING	AM10, Arterial Mainstreet Zone

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LEASABLE SPACE

SIZE OF UNIT	RENT PER SQ.FT	ADDITIONAL RENT - 2025	BUILDING SIZE	LAND SIZE	TOTAL OPERATING INCOME (TOI)
2093 sq.ft	\$26.00 NET	\$11.25 per sq.ft.	6,493 sq.ft.	33,976 sq.ft. .78 acre	\$247,545
2500 sq.ft	\$22.00 NET		BASEMENT		
1300 sq.ft	\$22.90 NET		2,500 sq.ft.		
600 sq.ft	\$2,833.40 SEMI-GROSS LEASE				

FINANCIAL OVERVIEW

EXPENSES

MANAGEMENT	MUNICIPAL TAXES	INSURANCE	WATER/SEWER	HYDRO	REPAIR & MAINTENANCE	GARBAGE	SNOW	TOTAL OPERATING EXPENSE (TOE)
\$3,300	\$27,161	\$6,182	\$3,051	\$2,902	\$6,899	\$1,345	\$5,800	\$56,640

TENANT TRADING NAMES	LEASE EXPIRY DATES	LEASE RATE ESCALATIONS
1 Massage Addict	2028-05-31	2026-06-01 to 2028-05-31 \$27
2 Safety House	2029-12-31	2027-01-01 to 2029-12-31 \$23
3 Capital Wholesale Marketing	2027-12-31	
4 Bell	2027-03-30	3% Annual Increase
Parking Spaces - 37		

NOTES: Above information was unaudited and based on information provided by management 1394712 Ontario Inc.

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CLOSE TO ALL THAT MATTERS



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