OO EDWARD LEVESQUE GATE ARNPRIOR



RETAIL FOR LEASE

OPPORTUNITY FOR PROPERTY OWNERSHIP



LEASING OPPORTUNITY RETAIL & OFFICE

High visibility commercial on the main artery Madawaska Blvd, on the eastern side of the fast growing city of Arnprior.

Edward Levesque Gate offers the rare opportunity for brand new ground floor retail space combined with 2nd floor office spaces. The perfect commercial development to compliment this fast-growing residential area.

2 identical buildings each consisting of 10,000 sft of prime ground floor retail and 10,000 sft of 2nd floor office/retail. Perfect space for national retailers and small local businesses.

Opportunity for ownership in the project. Contact listing agents for details.



20,000 sft
Retail Ground Floor

475+ ft

Frontage on Madawaska Blvd

2 Buildings

Mixed Use - Retail & Office

20,000 sft
Office 2nd Floor

PROPERTY DETAILS

Building 1

Ground Floor: 10,000 sft

Building 2

Ground Floor: 10,000 sft

Available: 2026

Term: 5 to 10 years

Additional Rent:: \$9.85 approx

HIGHLIGHTS

Prominent corner exposure on the main artery, Madawaska Boulevard

Tons of on site parking

12 foot ceilings on ground floor retail

Full height windows across front facade

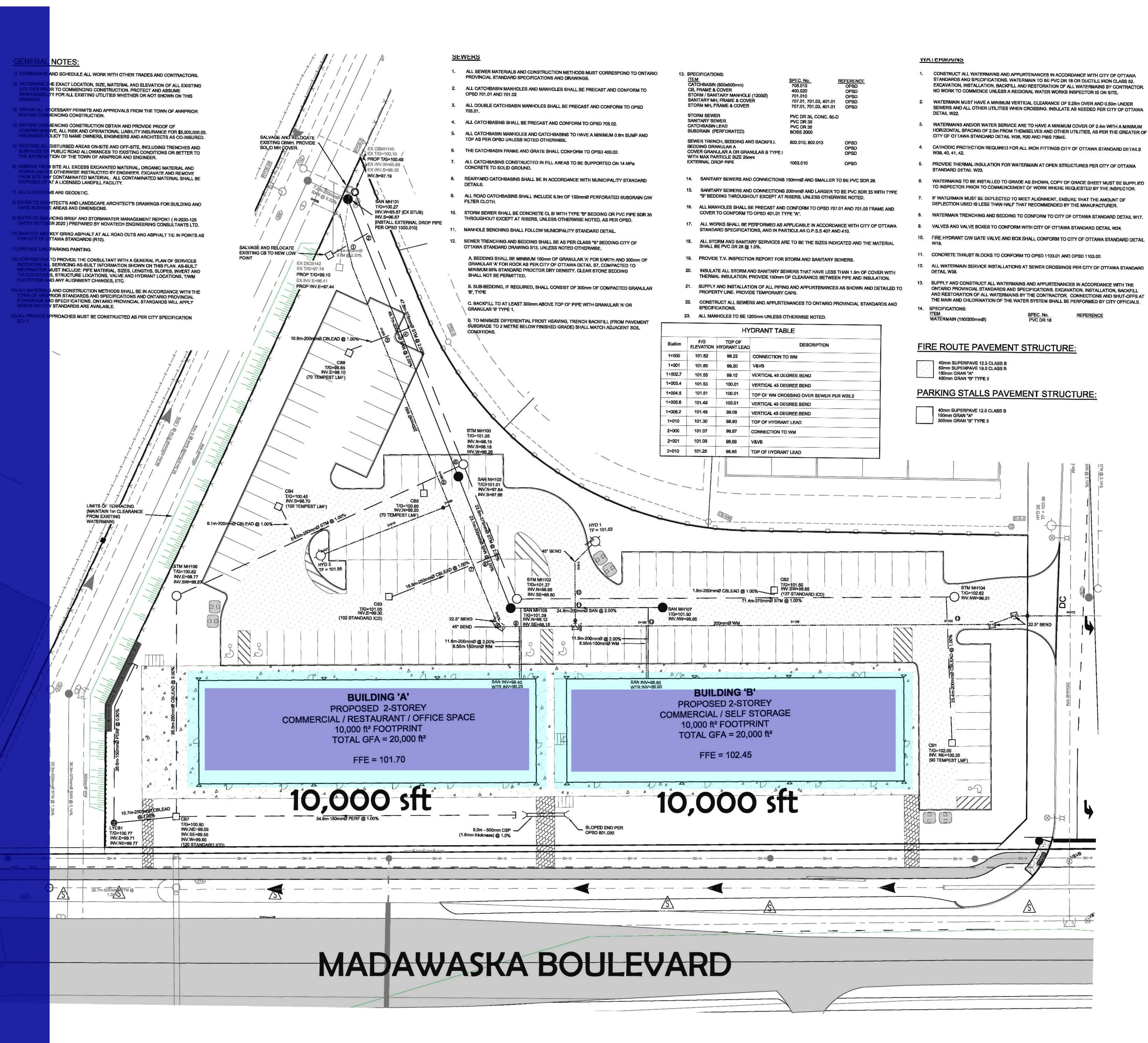
Ideal for restaurant, fitness, coffee shop

Units can be demised to suit

Walking distance to downtown shopping

2 minutes off Highway 417

Opportunity for Tenants to participate in ownership of Property





AREA AMENITIES

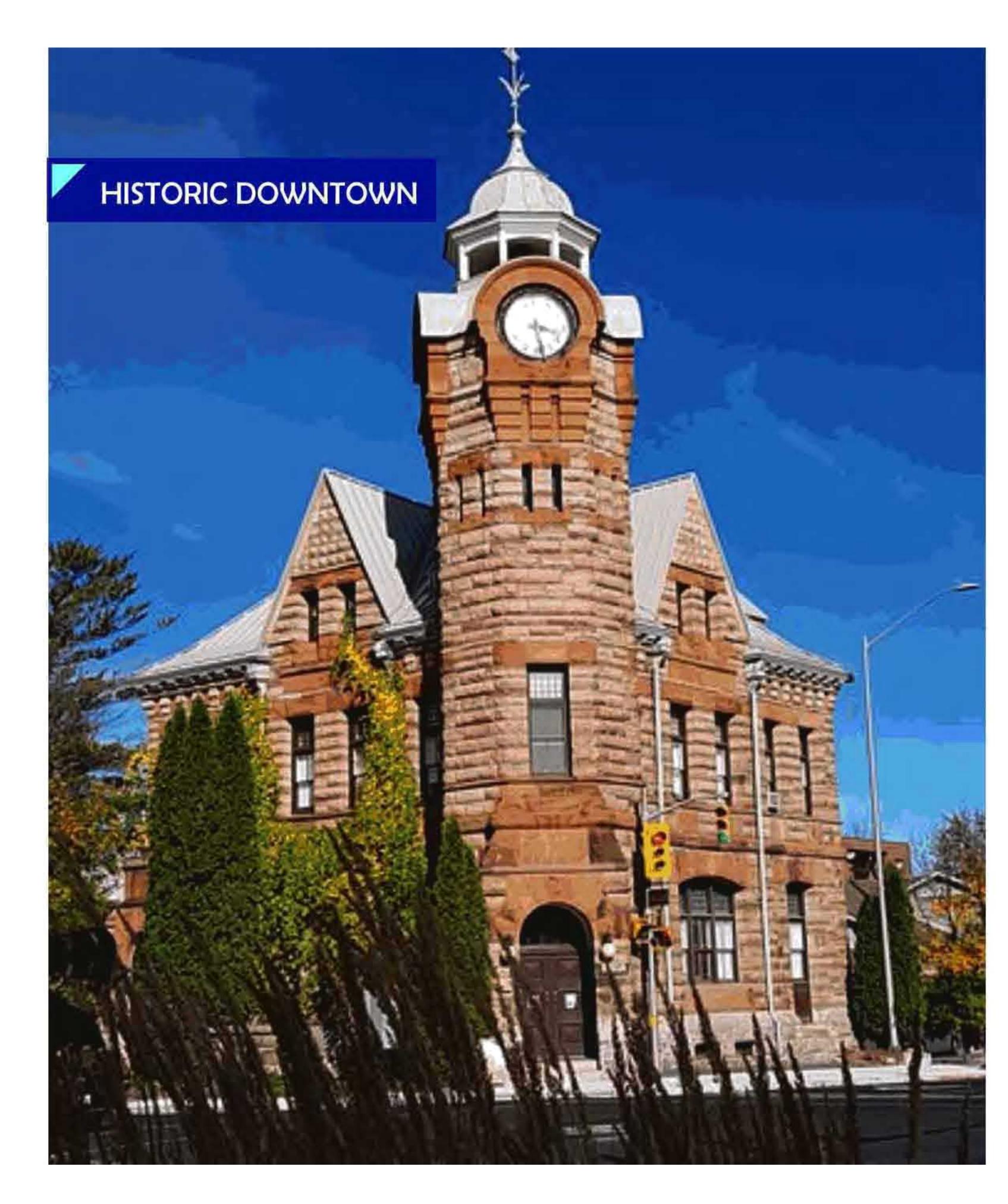


LOCAL AMENITIES

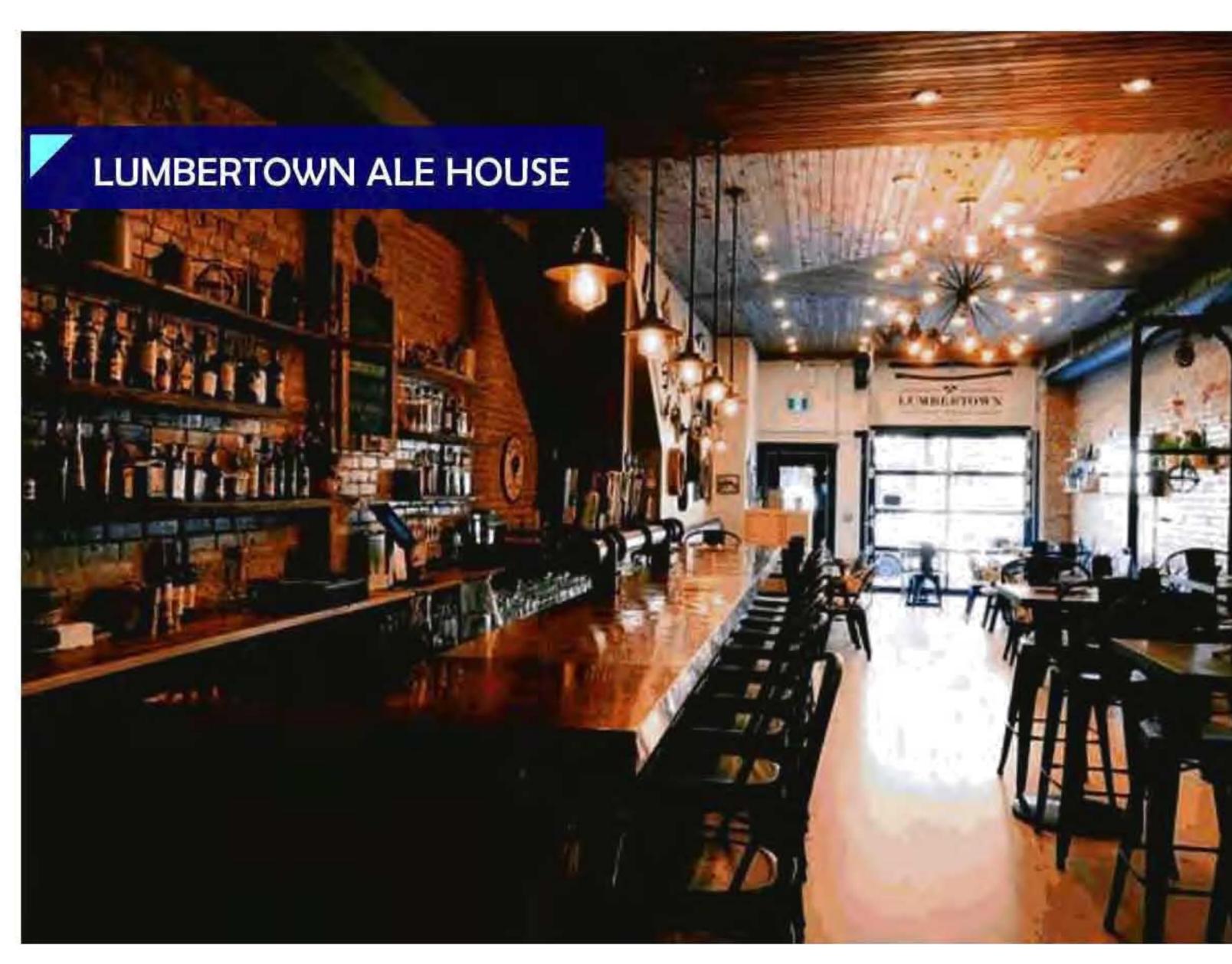
- 1 Arnprior Beach
- 2 Arnprior Hospital
- 3 McLean Beach
- 4 Arnprior High School
- 5 Cold Beer Brewing
- 6 Rona Retail Store
- 7 New Residential Dev
- 8 Madawaska River
- 9 Downtown Core
- 10. Restaurants
- 11 Fashion Shops
- 12 Elementary Schools
- 13 Metro & Shopping
- 14 LCBO
- 15 Highway 417
- 16 Madawaska Golf Club







NEIGHBORHOOD OVERVIEW







Ideally situated on the high-visibilty Madawaska Boulevard, this Property is central to everything. Quick access to the 417 HWY, short commute into downtown, and surrounded by new residential developments. The city of Arnprior is a rapidly growing community just west of Ottawa, with tons of opportunity for small and medium business.

DEMOGRAPHICS

Arnprior - Statistics - 2022

Population 10,295

Population Annual Growth 9.5%

Total Private Dwellings 4,458

Average Age 46

Average Household Income \$88,800

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RETAIL FOR LEASE





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