

29-Jun-2024

2446 ST JOSEPH BL, Ottawa, K1C 1G1

MLS® # 1400255



Dist/Neigh: 2010- Chateaufeuf
Municipality: Ottawa
Neigh Name: ORLEANS
Lot Size/Acres: 0' x 0'
Irregular Lot: No
Fronting On:
Zoning Code: AM3 -RETAIL - OFFICE
Possession: January 2025 or TBA
Title: Leasehold
Board: Ottawa

Status: Commercial Lease
Active/Retail
Lease Rate: \$3,396.00/Month
Original LR: \$3,396.00/Month
List Date: 28-Jun-2024
Trans Type: Lease
Lease (G/N): Net
Lease Term: 5
Lease/Sub: Lease
First Refusal: No
Occupancy: Tenant
DOM: 1
CDOM: 1

Seller(s): 746613 Ontario Limited
Recent: 06/29/2024 : NEW

DIRECTIONS/PUBLIC REMARKS

Directions: From Highway 174 exit at Jean-D'arc Blvd S. and travel East onto St. Joseph Blvd PROPERTY IS ON THE RIGHT.
Public Remarks: TREAT THE UNIT AS BEING VACANT AS THE EXISTING TENANT IS OPEN TO EARLY LEASE TERMINATION - This unit is 2,264 sf. (1564 sf RETAIL & 700 sf basement) is SET UP AS A DENTAL OFFICE, leaseholds are to be removed by existing Tenant - SHOWINGS MONDAY TO FRIDAY 11:AM TO 5:00 PM are to be COORDINATED WITH LISTING AGENT. DO NOT USE SHOWING TIME - CALL LISTING AGENT - Note front doors to lobby are locked at 8 pm. No showings Saturday, Sundays and Holidays. Offers; please contact listing agent to confirm availability of Landlord for Irrevocable time.

RETAIL INFORMATION

Lot Front Feet: 0	Lot Depth Feet: 0	# of Acres:	Site Area Sqft:
Fronting On:	Power # of Volts:	Power # of Amps:	Building Sqft: 19,100
Power Phases:	Year Built: 1984	Signage Allowed:	Tot Avail Sqft: 2,264
Age Description: Approx	Ceiling Height:	Total Parking: 97	Usable Sqft:
Clear Height:	Park Add Cost: No	Load Door Wdh:	Retail Sqft: 1,564
# of Parking Sp: 97	Tenancy Code:	Dock Door Wdh:	Rentable Sqft:
Fire Retrofit: N/A	Load Door Ht:	Garage Door Wdh:	Office Sqft:
# Grd Load Doors:	Dock Door Ht:		Other Sqft:
# Dock Doors:	Garage Door Ht:		Vacant Sqft:
# Garage Doors:			

Recoverable Csts: Additional Rent, Building Insurance, Common Area Hydro, Garbage Removal, General Maintenance and Repair, Insurance, Landscape, Management Fee, Real Estate Taxes, Snow Removal, Water/Sewer

FINANCIAL INFORMATION

Lease Rate: \$3,396.00
Lease Lse/Sub: Lease
Lease Expiry: 31-Jan-2025
Subj To Escalation: No
Lease Rate Per: Month
Lease Gross/Net: Net
Lease Options Avail: YES - To be negotiated
Escalation Year:
Length of Lease Terms: 5

REALTOR® INFORMATION

Rep Remarks: SHOWINGS MONDAY TO FRIDAY 11:AM TO 5:00 PM are to be COORDINATED WITH LISTING AGENT. DO NOT USE SHOWING TIME CALL LISTING AGENT - Note front doors to lobby are locked at 8 pm. No showings Saturday, Sundays and Holidays. Offers; please contact listing agent to confirm availability of Landlord for Irrevocable time.
Commission to SO: 2.5
Commission Notes: COMMISSION 2.5% PAYABLE ON THE NET (BASE) RENT ON FIRST 5 YEAR LEASE TERM ONLY.
Commission Type: %
List Conditions: No
Opt In CREA DDF: Yes
Contact After Expiry: No
Sellers Rights Reserved: No
Lockbox: None
Display Property Address: Yes
Mere Posting: No
Sign On Property: Yes
First Refusal: No
Distribute to Internet: Yes

BROKERAGE/OFFICE INFORMATION

List Office 1: [KELLER WILLIAMS INTEGRITY REALTY \(KINT01\), Brokerage](#) / Ph: 613-829-1818 / Fax:
List Rep 1: [Paul DAoust \(DAOUSPA\)](#) - Salesperson / Direct: 613-612-5760
List Rep 1 Email: PaulKW411@gmail.com
List Rep 1 Web:

CONDITIONAL/SOLD INFORMATION

Conditional LD:
Leased Date: 30-Nov-2028
Expiry Date:
Conditional LR:
Leased Price:
Closing Date:
Sale Report Date:
Cancel Date:
Final Date:
Interboard: No
Last Modified: 29-Jun-2024

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