

129 York Street  
Ottawa, ON



Free-Standing Retail Investment  
Property in the Byward Market

For Sale - \$1,400,000

**AVISON  
YOUNG**



## Property Details

**Site Area**  
0.074 acres

**Site Frontage**  
33 feet

**Zoning**  
MD2S74 (mixed-use  
downtown zone)

**Property Taxes & Operating Costs**  
\$23.25psf (tenant responsibility)

**Building Area**  
3,720 sf (approx.)

**Storeys**  
2.5

**Parking**  
Garage (2-3 spots)

**NOI (Year 1 Projected)**  
\$93,000.00

## Property Highlights

### Historic Byward location

Located in the heart of the Byward Market, one of Ottawa's most well-known retail and tourist destinations. This submarket is a favorite for local and national retailers alike and is widely known as the home for some of the city's most popular shops, bars and restaurants. Only 500m away from the Rideau centre, this property is well positioned to reap the benefits of the Byward revitalization.

### Byward Market revitalization

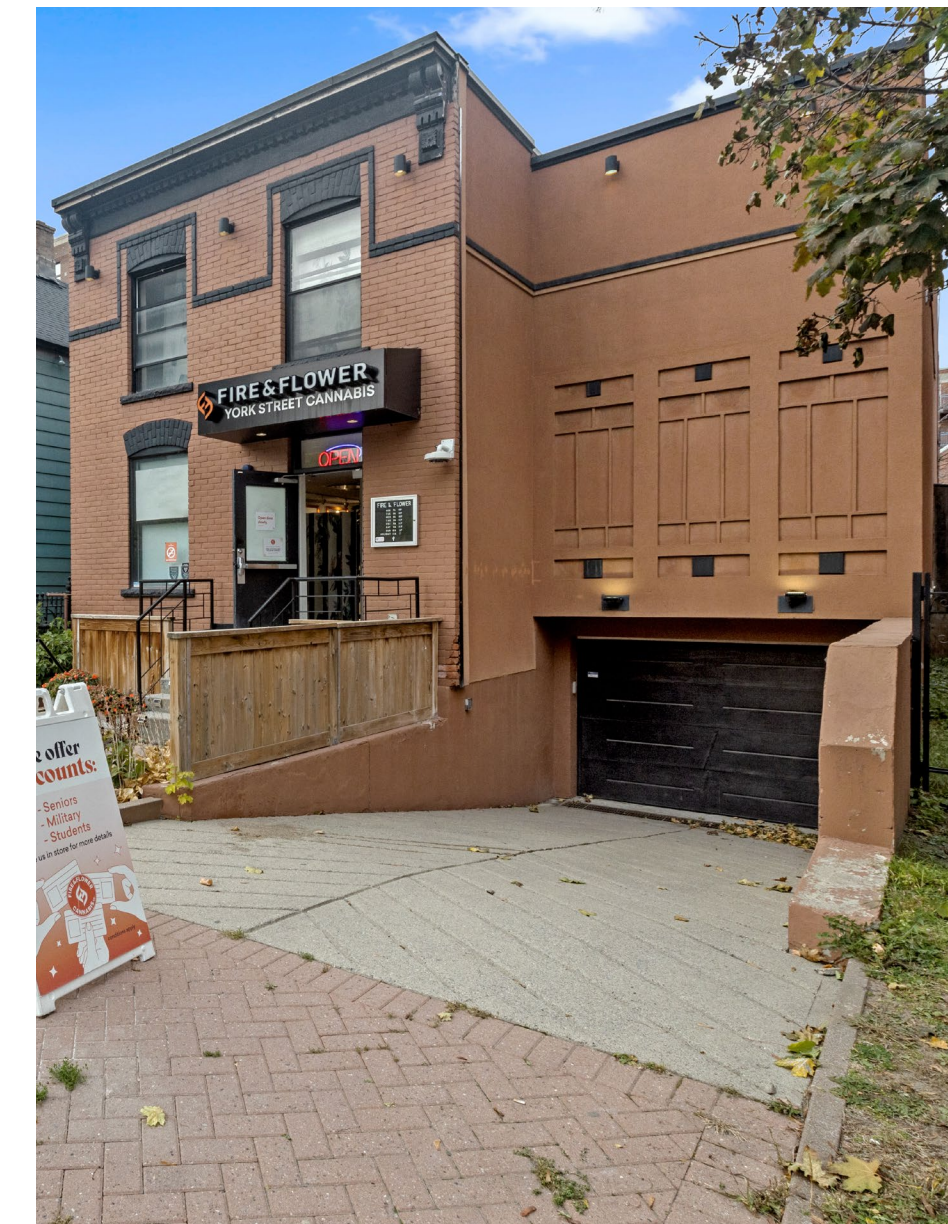
The City of Ottawa is investing \$129.1 million to revitalize the Byward Market as part of its Public Realm Plan. The project aims to make the area more welcoming for pedestrians by adding features like wider sidewalks, a redesigned York Street plaza, and new public spaces. Key upgrades include modernized infrastructure, enhanced greenery, and improved public amenities. This initiative is part of the city's effort to preserve the market's character while ensuring it remains vibrant and accessible.

### Perfect for an investor

The opportunity offers stable cash flows and pre-negotiated lease terms with a strong tenant. With multiple locations across Ontario, Fika is rapidly becoming a well-known name in the Cannabis retail world. Investors can reap the benefits of a stable tenant during the Byward revitalization, while positioning the building well for a future sale or lease up.

### Surrounded by amenities and development

This property is just steps away from major amenities such as premier retail destinations, parliament and more. The Byward market is experiencing growth and development, with multiple cranes in the sky. The region offers a perfect climate for work-life balance, with a mix of residential and commercial properties, connected by transit and centrally located just minutes from Ottawa's Downtown.



# Property Photos



# Floor Plans



Please note: floor plans and measurements are approximations only.

# Proposed Lease Back Terms

- Tenant:** Fire & Flower Inc.
- Term:** Five (5) years
- Type:** Net to Landlord
- Net Rent Schedule:**
  - Year 1: \$25.00
  - Year 2: \$25.50
  - Year 3: \$26.00
  - Year 4: \$26.50
  - Year 5: \$27.00
- Net Operating Income:**
  - \$93,000.00 (year 1 projected)
- Tenant Rights:**
  - Two (2) five (5) year options to renew at fair market rent
  - Right of first refusal
  - No restoration obligations

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# AVISON YOUNG

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For more information on this offering,  
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