

**2049 MEADOWBROOK
ROAD**

OTTAWA, ON, K1B4W7

RETAIL FOR LEASE



EXECUTIVE SUMMARY

2049 MEADOWBROOK ROAD
OTTAWA, ON, K1B 4W7



OFFERING SUMMARY

AVAILABLE SF:	1,800 SF
LEASE RATE:	\$25.00 SF (NNN)
ADDITIONAL RENT:	approx. \$14.00 SF/yr
ZONING:	H2F[2089] H(20)
PARKING:	ample onsite parking

PROPERTY OVERVIEW

Located within the heart of Ottawa's established Blair commercial district. This approximately 1,800-square-foot ground floor retail unit offers exceptional visibility within Blair Plaza, a well-established neighborhood shopping center serving the surrounding residential communities and employment hubs.

Currently configured as professional office space, the unit presents an excellent opportunity for tenants seeking a highly accessible retail or service location. The landlord is prepared to work with incoming tenants on improvements, allowing the space to be customized to suit a variety of commercial uses, such as returning the unit to traditional retail use.

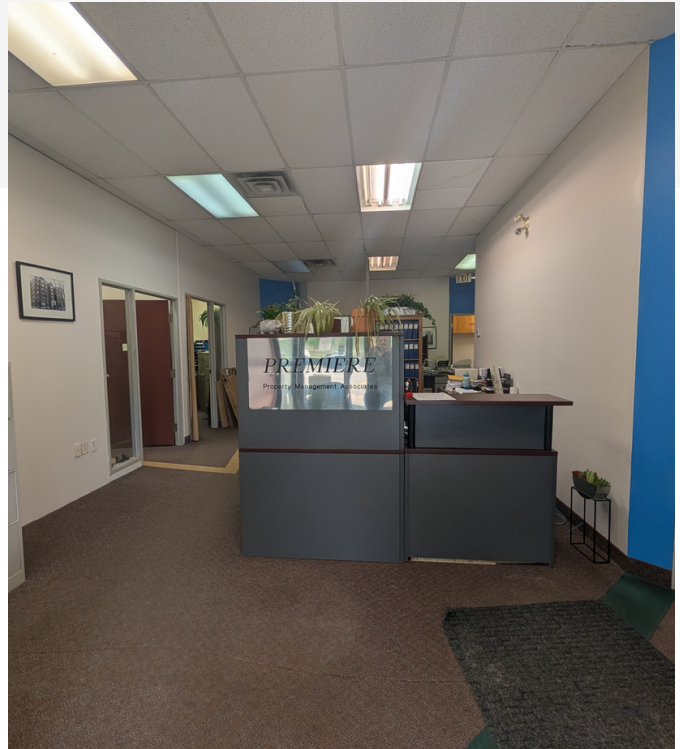
Positioned just minutes from Blair Road, Highway 174, and Blair Station (O-Train Line 1), the property enjoys excellent connectivity for customers, employees, and delivery services. The surrounding area continues to benefit from ongoing transportation improvements along the Blair Road corridor, enhancing accessibility and long-term commercial appeal.

PROPERTY HIGHLIGHTS

- Mixed-use office and retail complex
- Lot area: approximately 75, 476.47 sq. ft (1.733 acres)
- 5 Tonne HVAC present in the unit
- One (1) grade level, rear-loading door
- Unit is currently office space, landlord willing to do some fit-up
- Restricted (Competing) uses: no pizza, shawarma, alcohol service, barbershops or hair salons
- Preferred uses: Cafe or coffee shop, non-competing fast-food, catering companies
- Utilities extra, not included in additional rent

ADDITIONAL PHOTOS

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CAFE (PROPOSED)

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RETAILER MAP

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WITHIN WALKING DISTANCE

- The Royal Oak
- Pineview Golf Course
- Apple Saddlery
- The Home Depot
- CIBC
- Walmart
- COSTCO
- Ten Sushi
- Scotiabank
- East Side Mario's
- Moxie's
- Starbucks

THANK YOU



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We would love to tour the property and discuss a leasing opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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