

123 RIDEAU STREET OTTAWA

URBAN RETAIL OFFERING

33,000 SF

TROPHY DT OTTAWA LOCATION

PROPERTY FEATURES

- Profile Urban Retail
- 100% leased to National Grocer
- High Profile location in the heart of DT Ottawa
- Single level underground parking structure for 30 stalls
- Significant residential development in immediate area
- LRT and Rideau Shopping Centre at the doorstep
- No major capex concerns,
- Prime redevelopment potential
- OP & CDP permit 14 stories
- Abundance of nearby amenities
- Free & Clear of Financing

INVESTMENT HIGHLIGHTS

NET OPERATING INCOME (Y1)	\$1,000,000
TOTAL SQUARE FEET	33,000 SF
OCCUPANCY	100%
TENANT PROFILE	ABC Grocer Inc
LEASE ROLLOVER PROFILE	10 years remaining with no options but sale and demo clause after 5 years



PROPERTY DETAILS

ZONING	Arterial MainStreet
PARKING	30 underground stalls
Site Size	16,000 SF, rectangular site
Excess Development Potential	14 stories max or additional 125,000 SF NET density



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