

145 Besserer Street

OTTAWA, ON

FOR LEASE

RESTAURANT/RETAIL/OFFICE SPACE



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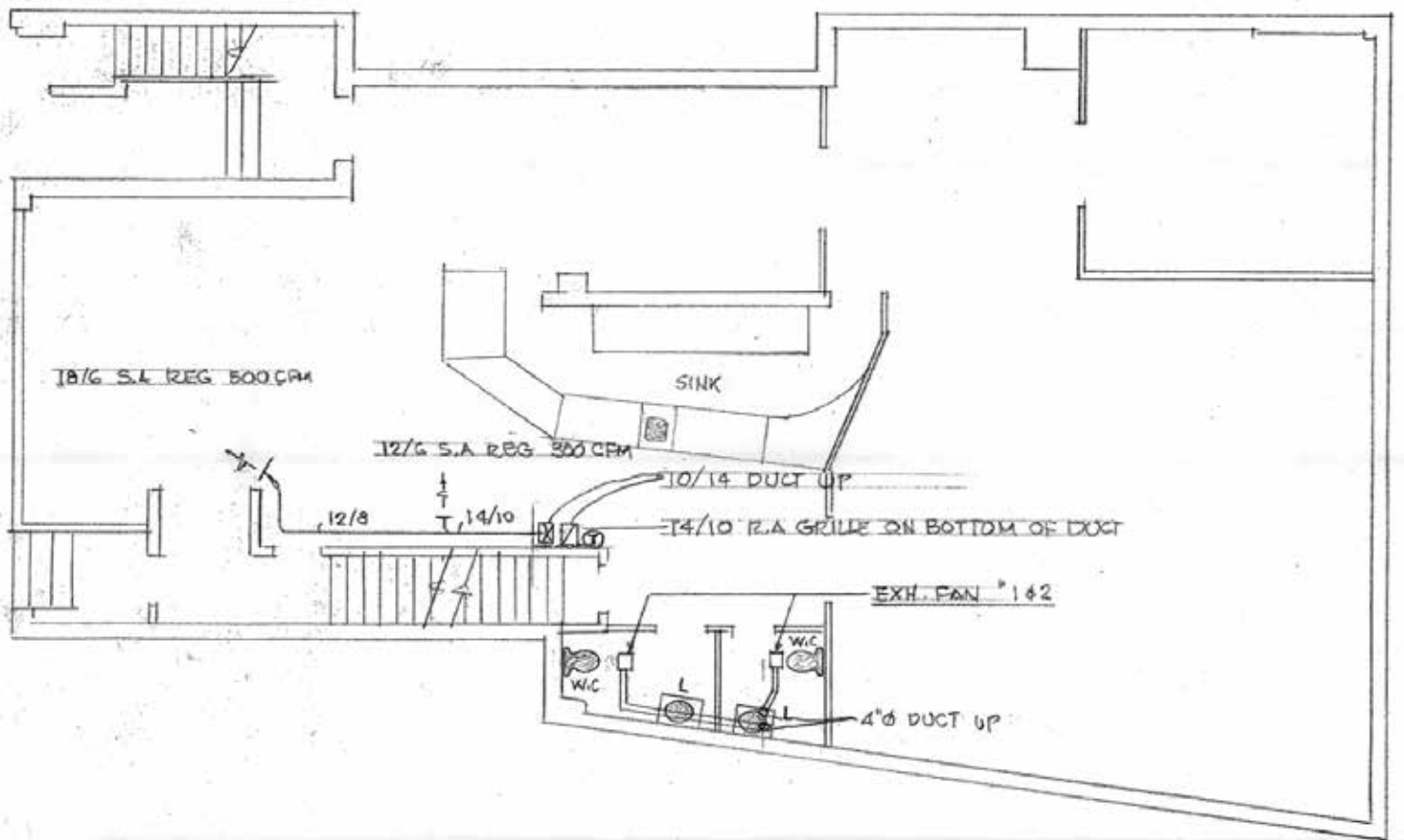
145 Besserer is located in-between Waller Street and Dalhousie Street on the North side of Besserer Street. It is within steps to the Rideau Centre and ByWard Market and many other great amenities. This property would be ideally suited for restaurants, retail, or office as well as many other uses. Great signage opportunity and excellent visibility on Besserer Street. Less than a five minute walk to the Light Rail Rideau Station and nearby Ottawa University

OFFERING TYPE:	Restaurant, Retail and/or Office Space
ASKING RENT:	Starting at \$25 Net per sq. ft. with annual escalations
SITE AREA:	7,212 sq. ft. (approx.) Total two floors plus basement
REALTY TAXES AND BUILDING INSURANCE	Realty Taxes 2018: \$33,461 Building Insurance 2019: \$3,998 Tenant responsible for utilities, etc.
ZONING:	MD S58 - Commercial/ Mixed Use- Mixed Use Downtown (to be confirmed)

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GROUND FLOOR PLAN



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Decathlon

Commercial Realty Corporation Brokerage

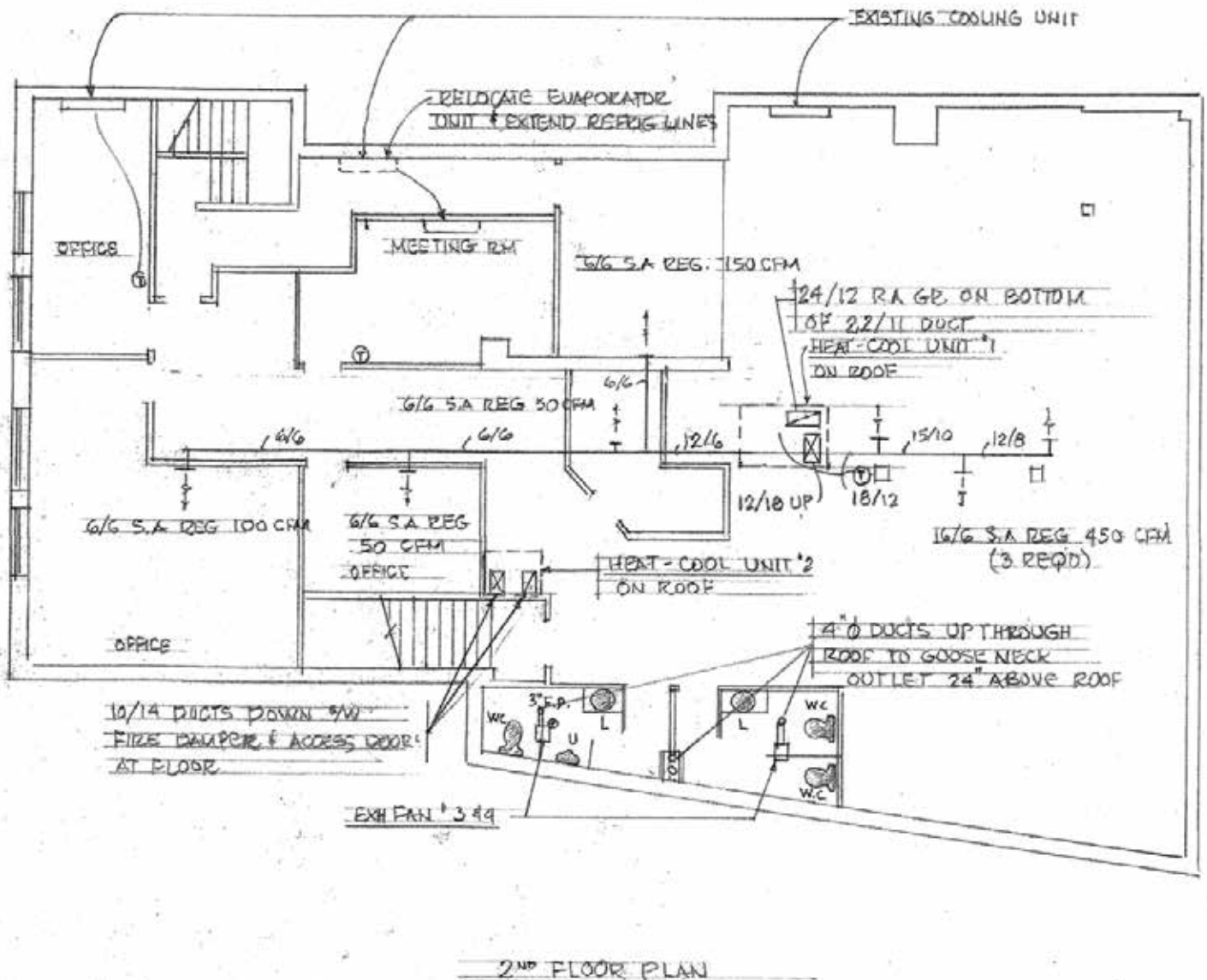
PHILIP ZUNDER
BROKER OF RECORD
613 725 7170

www.decathloncommercial.com

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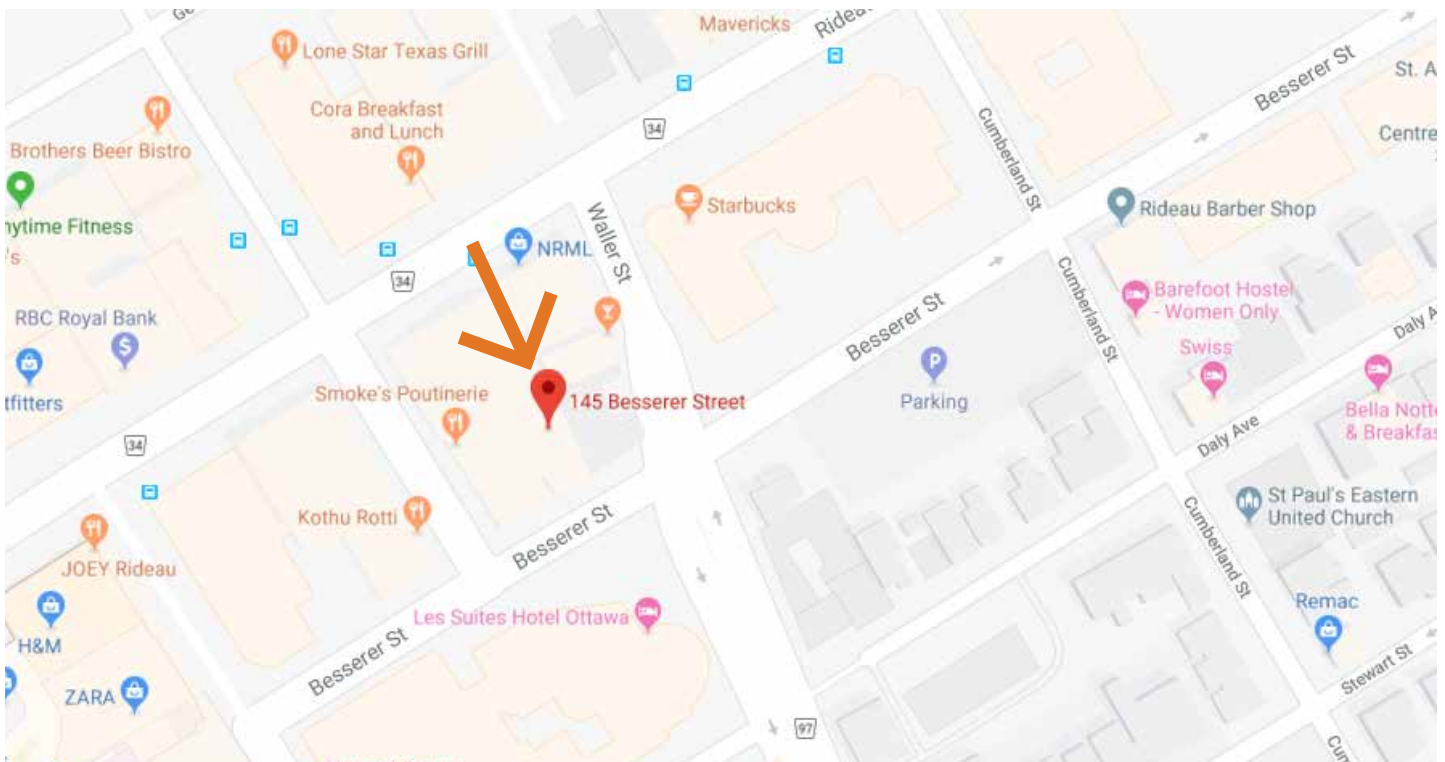
SECOND FLOOR PLAN



145 Besserer Street

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FOR LEASE
RETAIL/OFFICE SPACE



FOR FURTHER INFORMATION PLEASE CALL

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