



Real Estate
Brokerage

COMMERCIAL

RETAIL SUBLEASE OPPORTUNITY

2-1440 Wellington St.



Location, Location, Location!

PRICE:	\$25.00 PSF Net(\$3,359.55/month includes HST)
C.A.M. and TAXES	\$5.20 PSF approx (2010)
LEASABLE AREA:	1,186 Sq. Ft.
LOCATION:	West End Ottawa, corner of Wellington @ Island Park Excellent access to all parts of the city
VISIBILITY:	Excellent high traffic volume, incredible frontage
PARKING:	Ample street parking, no meters
OCCUPANCY:	Immediate (Lease Expiry July 31st/2012) Long Term Available (subject to Landlord's Approval)
ANCHOR TENANTS:	Hush Clothing and Esso, in the heart of West- boro, surrounded by new condo developments

FOR SUB-LEASE

Cheryl Kardish-Levitan

B.A. FRI, Broker

613-722-6004 x 236

cherylkl@clvgroup.com

www.clvgroup.com

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