



Real Estate  
Brokerage

# COMMERCIAL

## RETAIL SPACE

### Market Area -264 Dalhousie St.



Excellent small retail location. Ideal for small boutique style fashion, decor, nail salon, etc.

Great opportunity to be located in Ottawa's most sought after retail hot spot.

Close to the corner of Murray Street and Dalhousie.

High volume of tourist due to the historical and vibrant nature of the area.

The water and heat are part of the operating cost and is split 50% with the residential tenant above. Hot water radiator.

Great Neighbourhood tenant mix, trendy area surrounded by restaurants, national tenants with a mix of local businesses.

### LEASING INFORMATION

**Available Space**  
560 square feet

**Occupancy**  
Immediate

**Base Rent:**  
\$25.00/ sf Plus escalations

**Operating Cost & Taxes:**  
\$10.04 PSF CAM  
\$ 3.54 PSF Taxes  
**\$13.54 PSF Total**

**Zoning:**  
Commercial Retail

**Parking:**  
Street

# FOR LEASE

## Cheryl Kardish-Levitan

B.A. FRI, Broker

613-722-6004 x 236

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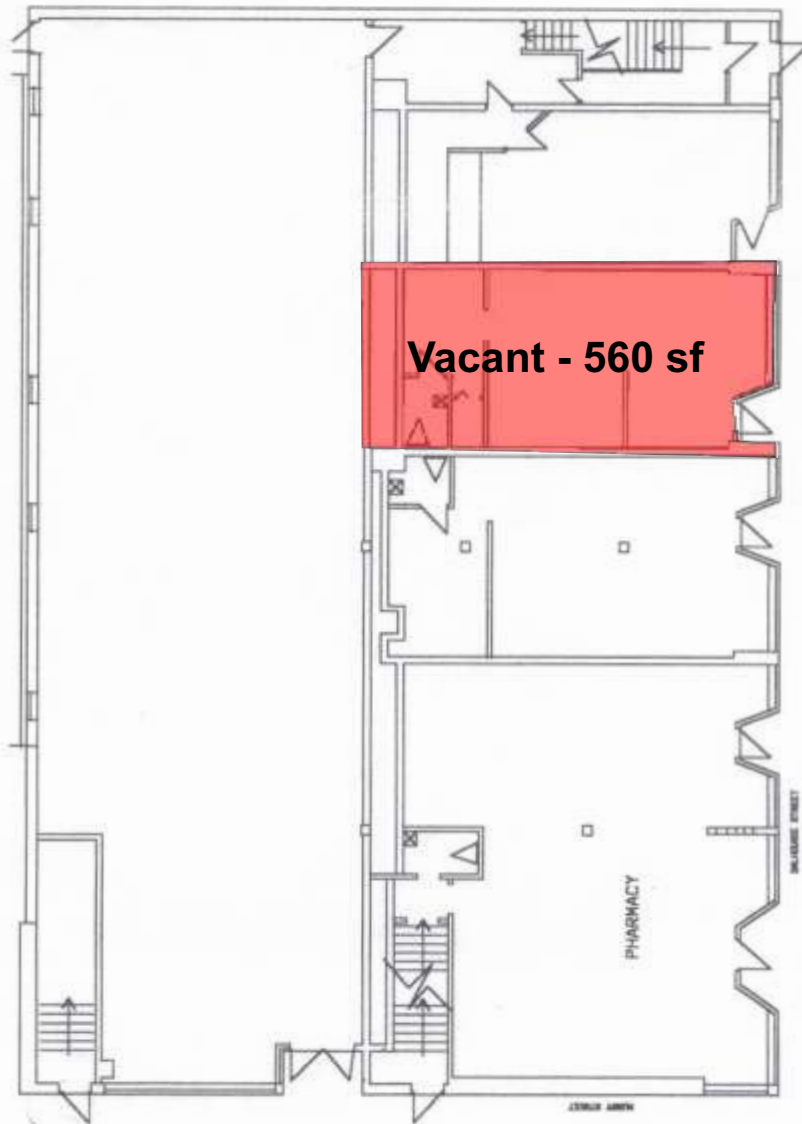
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## 264 Dalhousie St, Ottawa, Ontario

### LOCATOR MAP



- 1 Rideau Centre Shopping Centre
- 2 Parliament Buildings
- 3 University of Ottawa

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