

Retail Space in Ottawa's
ByWard Market

FOR LEASE

335 Cumberland Street, Ottawa ON



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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Unit # 1 at 335 Cumberland Street in Ottawa's ByWard Market is approximately 1,355 SF and would be suitable for any type of retail business looking for great exposure and high pedestrian traffic from tourists, university students and Ottawa residents alike.

Previously operated as a Hair Salon and later as a Convenience Store, the unit had four (4) separate lowered washing stations with existing plumbing still available and three (3) additional sinks in storage/hidden closet space as well as a snack bar.

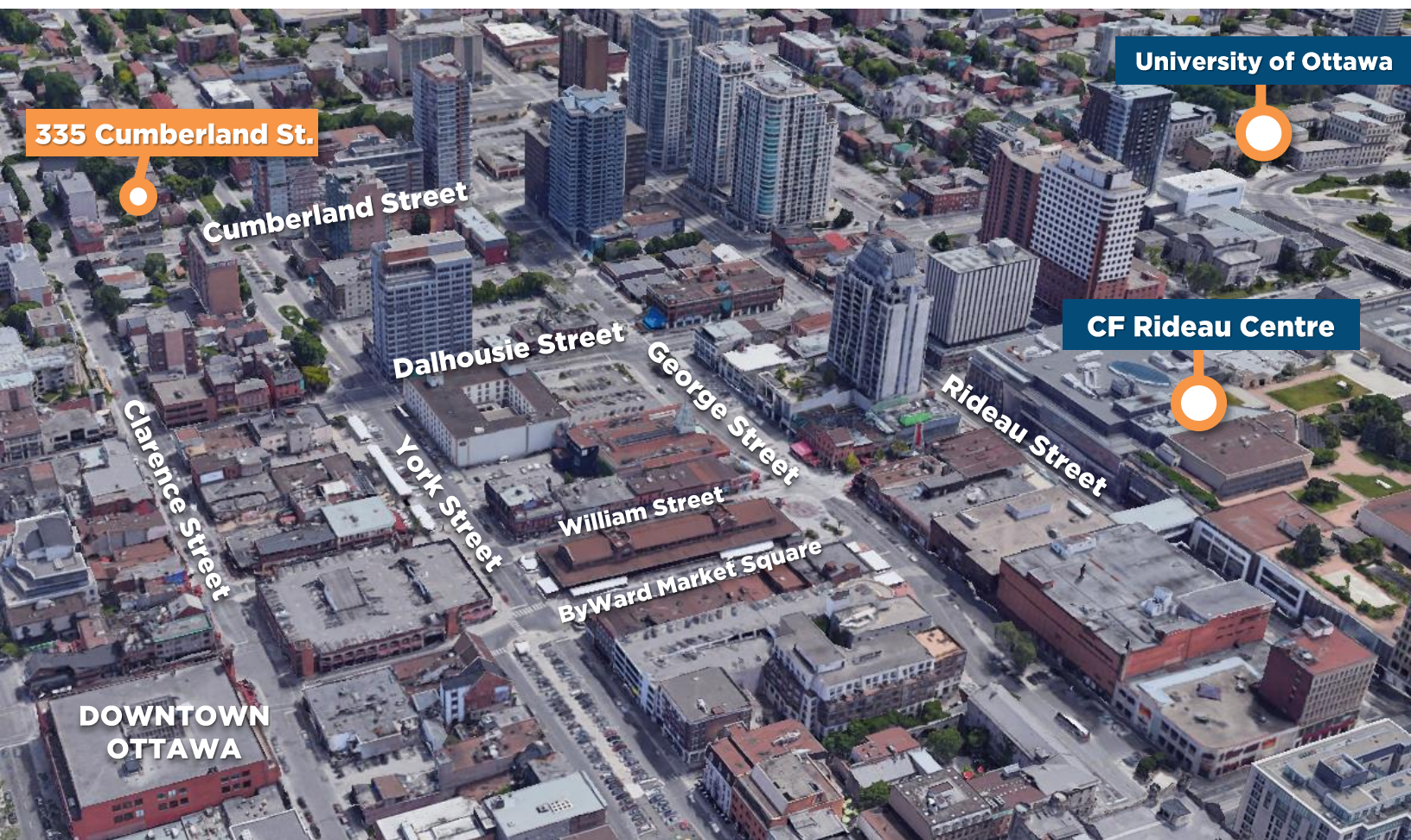
This space would be suitable for any type of retail business. The unit features three (3) huge windows showcasing the interior, a feature wall facing the street and another brick interior wall, a beautifully renovated facade, with modern lighting fixtures and gleaming tile floors.

ADDRESS	335 Cumberland Street, Unit #1
UNIT AREA	Approximately 1,355 SF
BUILDING SIZE	Approximately 6,000 SF
RENTAL RATE	\$28.00/SF
ADDITIONAL RENT	\$14.00/SF (2024 estimated)
LEASE TERM	5 to 10 years with option to renew
ZONING	GM - General Mixed Zone

LOCATION

335 Cumberland Street has easy access off Highway 417 and convenient street parking right in front of the building. Minutes from the CF Rideau Centre, Shaw Centre, and the new LRT Rideau Station in the ByWard Market. Surrounded by many locally owned businesses, restaurants and tourist attractions as well as residential buildings.

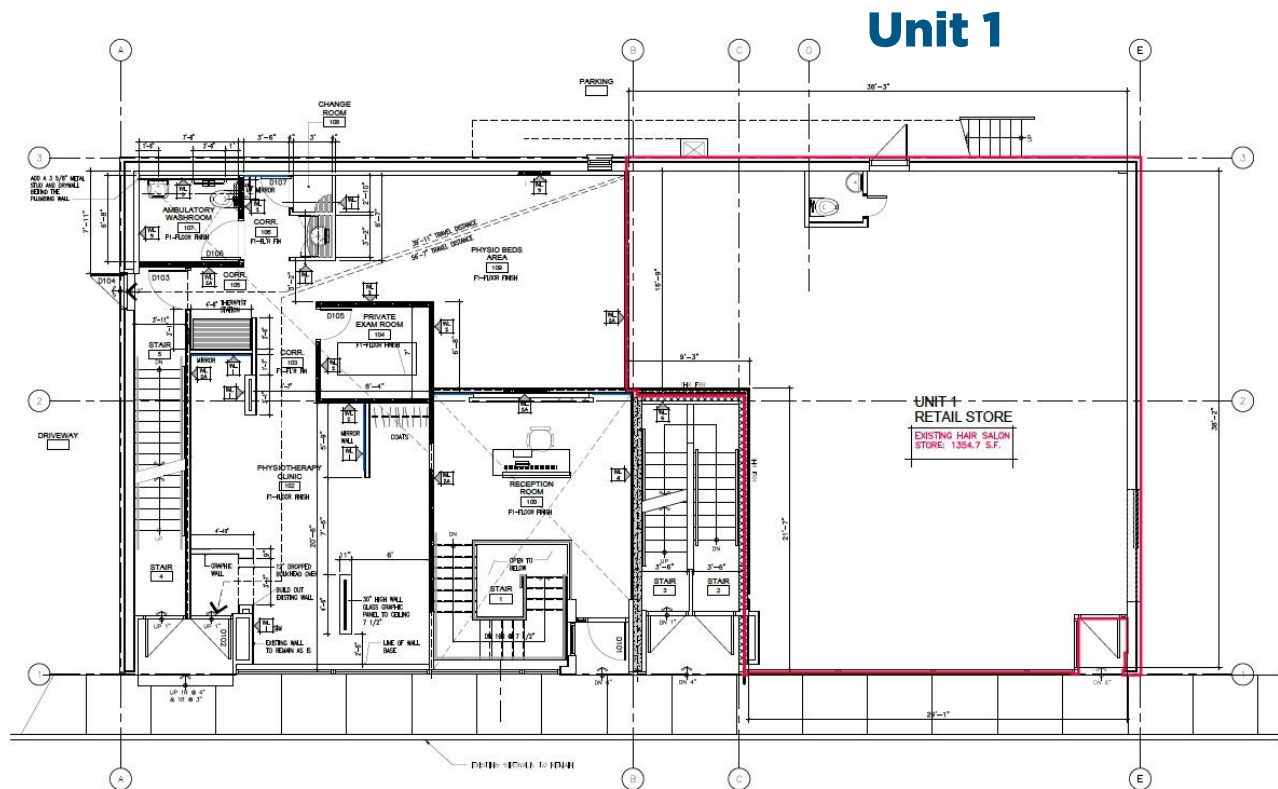
The ByWard Market is Ottawa's number one tourist attraction, and is a popular destination for shopping, dining, arts, and entertainment for both residents and visitors. This area has high levels of pedestrian and automobile traffic and averages 50,000 visitors per weekend in the summer months.



DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	63,843	239,159	632,313
Population (2028)	70,271	262,836	694,509
Population (2033)	76,081	283,948	749,595
Daytime Population	162,190	381,144	767,973
Median Age	38.1	39.2	40
Average Household Income	\$87,661	\$90,394	\$99,022

FLOOR PLANS



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