

// 1,054 SF of
Prime Retail
Space

FOR LEASE

**440 Bronson Avenue
Centretown, Ottawa, ON.**



PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

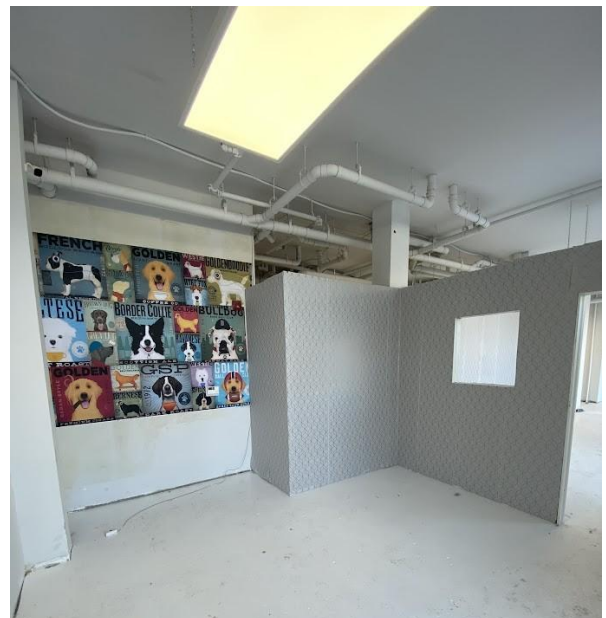
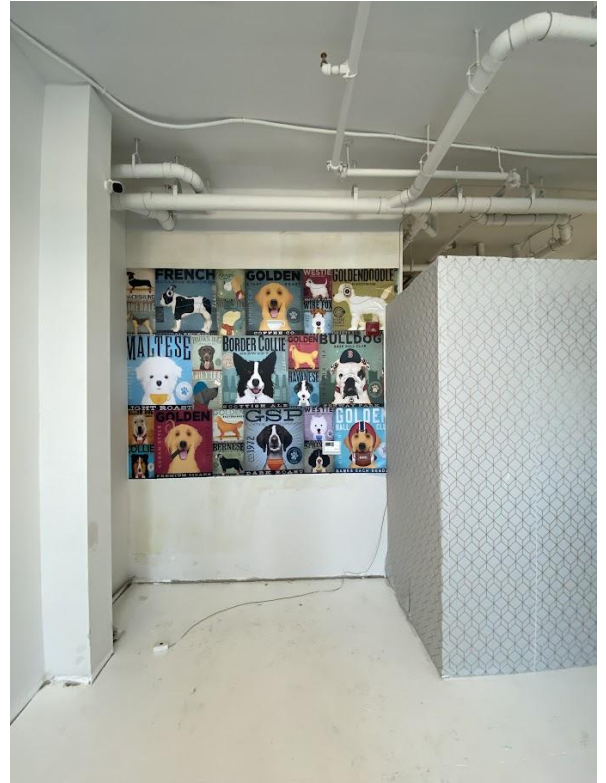
CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY DETAILS



<u>Address:</u>	440 Bronson Avenue, Ottawa, Ontario K1R 6J6
<u>Neighbourhood:</u>	Centretown West
<u>Retail Area Size:</u>	1,054 SF
<u>Zoning:</u>	TM[2214], TM
<u>Base Rent:</u>	\$26 per SF (NET)
<u>Additional Rent:</u>	\$11.50 per SF (Estimated for 2025)
<u>Gross Rent:</u>	\$37.50 per SF OR \$3,293.75 per month +HST and Utilities
<u>Availability:</u>	Immediate.

INTERIOR FEATURES



Features:

Reception area, open-floor retail space,
storage area, half bathroom.

Interior, 440 Bronson Avenue, Ottawa, ON

LOCATION and AMENITIES

Centretown Ottawa, ON

Situated in West Centretown of Ottawa, 440 Bronson Avenue is a fantastic retail storefront available for lease. In an area with many transit options and highway access, close to several walkable neighbourhoods such as Chinatown, this is an ideal location for a retail convenience store, a coffee/tea shop, a medical or dental office, a retail store, a service and repair shop, a hair salon, an office space, etc.



Drive Times:

Trans-Canada Hwy:
Chinatown:
Downtown Ottawa:

3 minutes
2 minutes
7 minutes

ByWard Market:
Little Italy:
The Glebe:

11 minutes
6 minutes
6 minutes



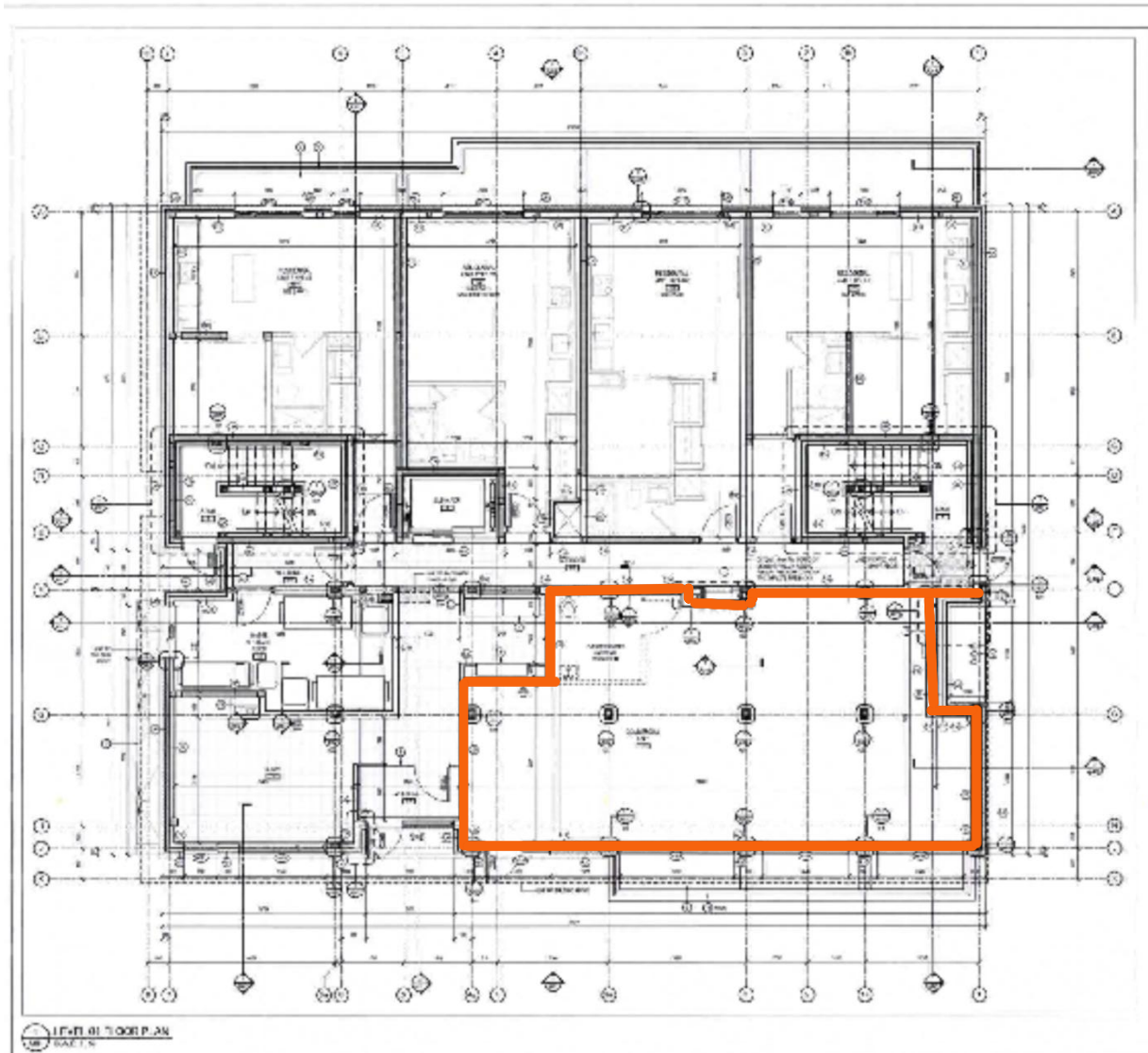
PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

FLOOR PLANS



Total floor plan area is 1,054 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.