

FOR SALE

CDNGLOBAL[®]



122 Clarence Street
Ottawa, Ontario

PROPERTY OVERVIEW

ADDRESS	122 Clarence Street, Ottawa, ON
PIN	042150101
BUILDING SIZE	Approx. 12,995 sq.ft.
ZONING	MD2 S73
LAND SIZE	Approx. 9,095.50 sq.ft.
FRONTAGE	90.11 Feet
DEPTH	100.53 Feet
YEAR BUILT	Circa 1920
# OF STOREYS	Two storeys with part three storeys
NOI	Approx. \$266,835
ASKING PRICE	\$4,800,000



INVESTMENT OPPORTUNITY

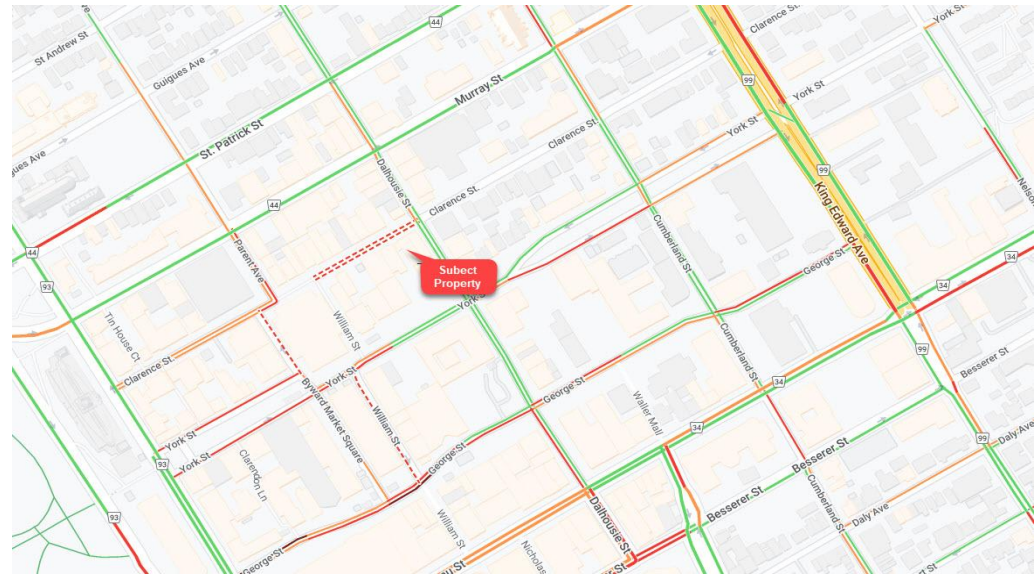
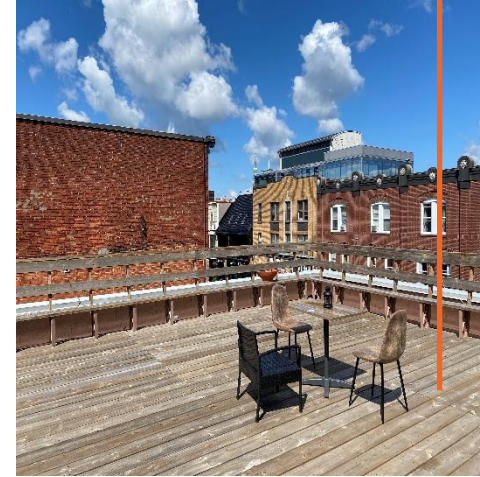
CDNGLOBAL is pleased to present the opportunity to acquire 122 Clarence Street, Ottawa, Ontario.

This building is conveniently located at the southwest corner of Clarence and Dalhousie between York and Clarence Streets. The property is a multi-tenant retail, office building located in the well-known ByWard Market area of Ottawa and is anchored by Shoppers Drug Mart.

The building has many advantages being close to retailers, ample restaurants, office buildings. The property has excellent visibility with pedestrian and vehicular traffic and is within walking distance to Parliament Hill, Chateau Laurier, Rideau Centre and the Rideau Canal.



LOCATION



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