

// 2,135 SF (Approx.)  
of Prime Retail  
Space

# FOR LEASE

**207 Guigues Avenue  
Lowertown, Ottawa, ON.**



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# PROPERTY DETAILS



**Address:**

**207 Guigues Avenue, Ottawa,  
Ontario K1N 5J3**

**Neighbourhood:**

**Lowertown**

**Retail Area Size:**

2,135 SF (Approximate)

**Zoning:**

R4S-c

**Base Rent:**

\$29 per SF (Semi-Gross)

**Semi-Gross Rent:**

\$5,159.58

**Additional Rent:**

1/3 amount of water bill

**Availability:**

Immediate



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# INTERIOR FEATURES

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# LOCATION and AMENITIES

## Lowertown, Ottawa, ON

Retail space available for lease on the ground floor in the North end of the Byward Market at 207 Guigues Avenue with residential apartments above. The area has good pedestrian traffic, access by public transit, free street parking, and abundant residential townhomes and apartments in close proximity. The space offers a convenient corner entry, 2135sf of retail with amenities such as walk-in freezer, fridge, and sinks, plus a basement with washroom and storage included (approx 900sf). The Rental rate is Semi-Gross. Utilities are separately metered and paid by the tenant. Additional rent shall be charged for a portion of the water bill.



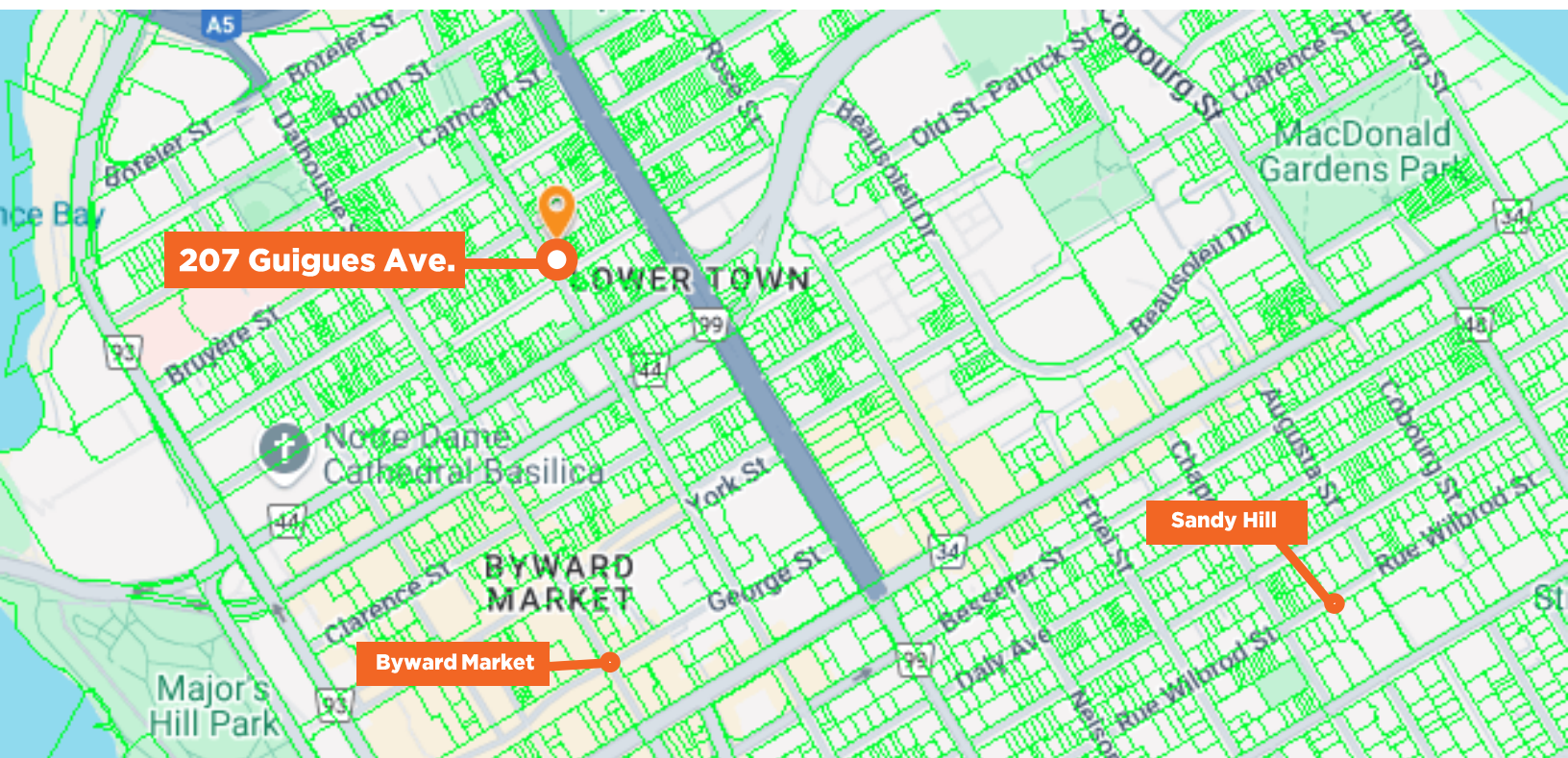
### Drive Times

Macdonald-Cartier  
Bridge:  
Sandy Hill:

**2 minutes**  
**2 minutes**

Downtown:  
Rideau Street:  
King Edward Ave.:

**7 minutes**  
**3 minutes**  
**1 minutes**



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