

RETAIL PREMISES

FOR LEASE

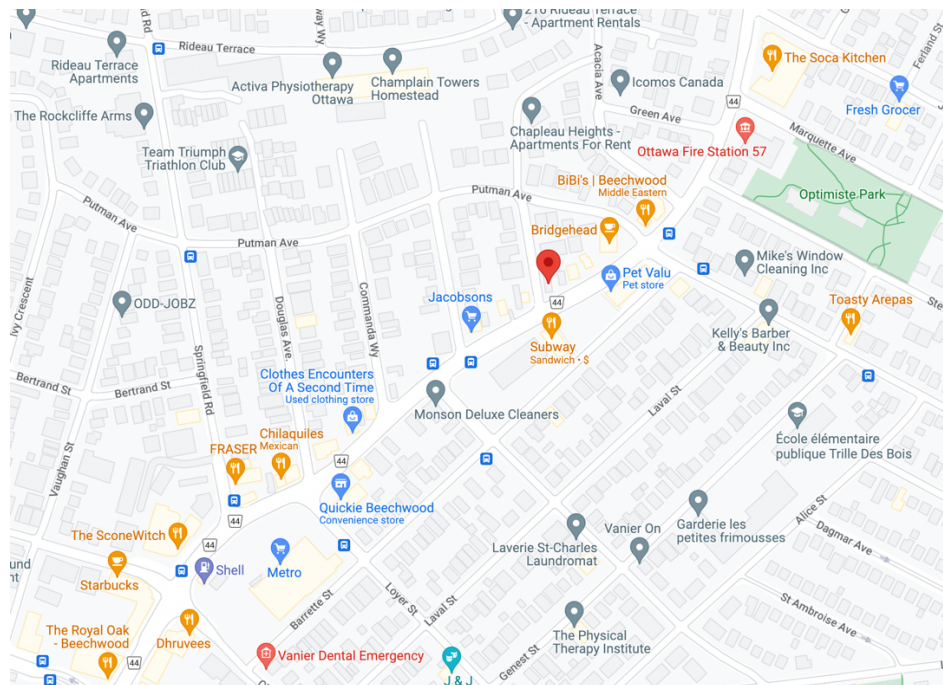
119 Beechwood Avenue

Highlights:

- Ground-Floor: Apx. 762 RSF
- \$3,750.00/month gross (utilities and gas are not included)
- Includes lower level apx. 400 sf
- 2 Bathrooms
- Ample parking space
- Tenant allowance available, depending on covenant
- Great signage opportunity at the corner of Beechwood Ave and Chapleau Ave
- Building facade to be redone
- 9 foot ceilings
- Brand new HVAC system separately metered

For all inquiries please contact :
(Brokers Protected)

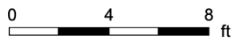
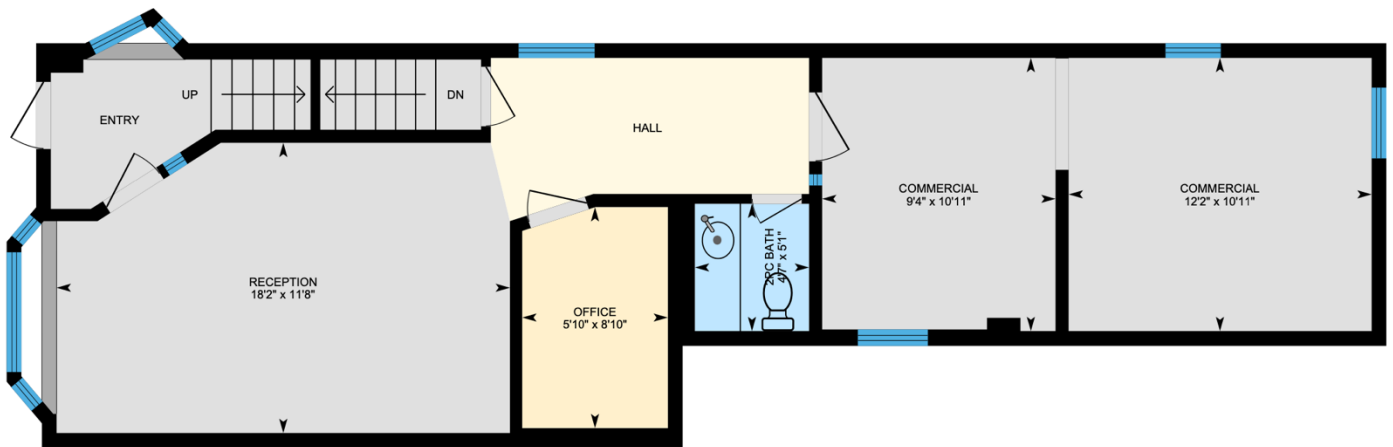
Marc-Alexander Shank, Sales Representative
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1st Floor

119 Beechwood Ave., Ottawa, ON

Main Floor



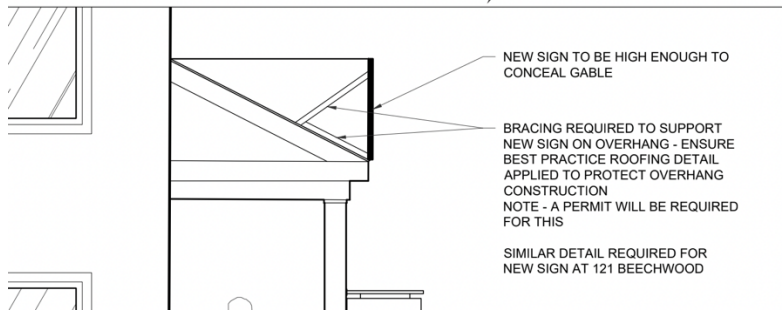
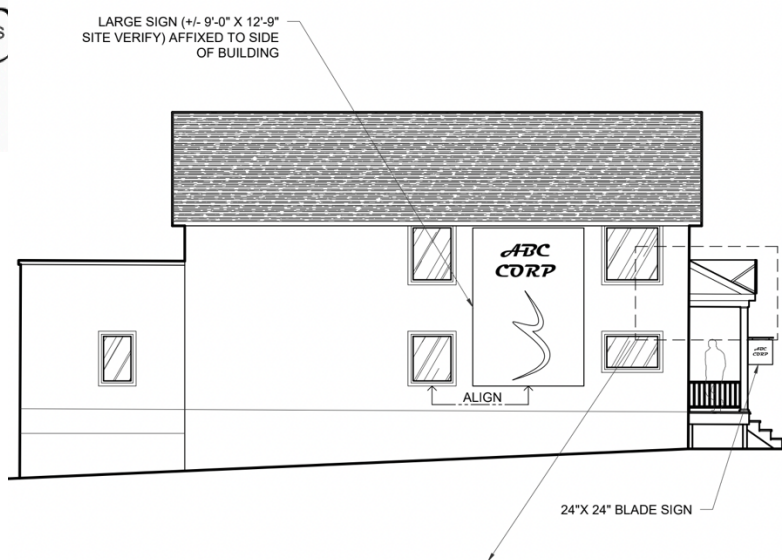
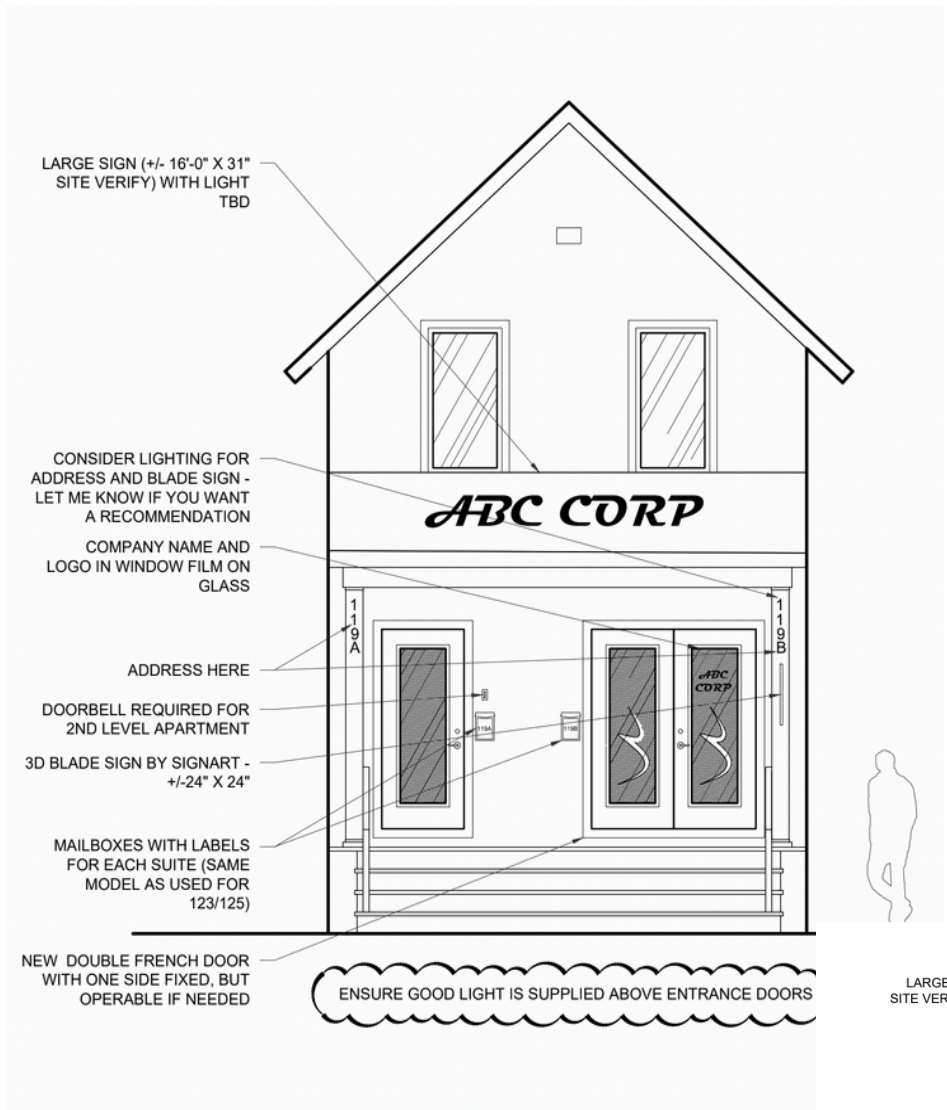
PREPARED: 2021/12/03



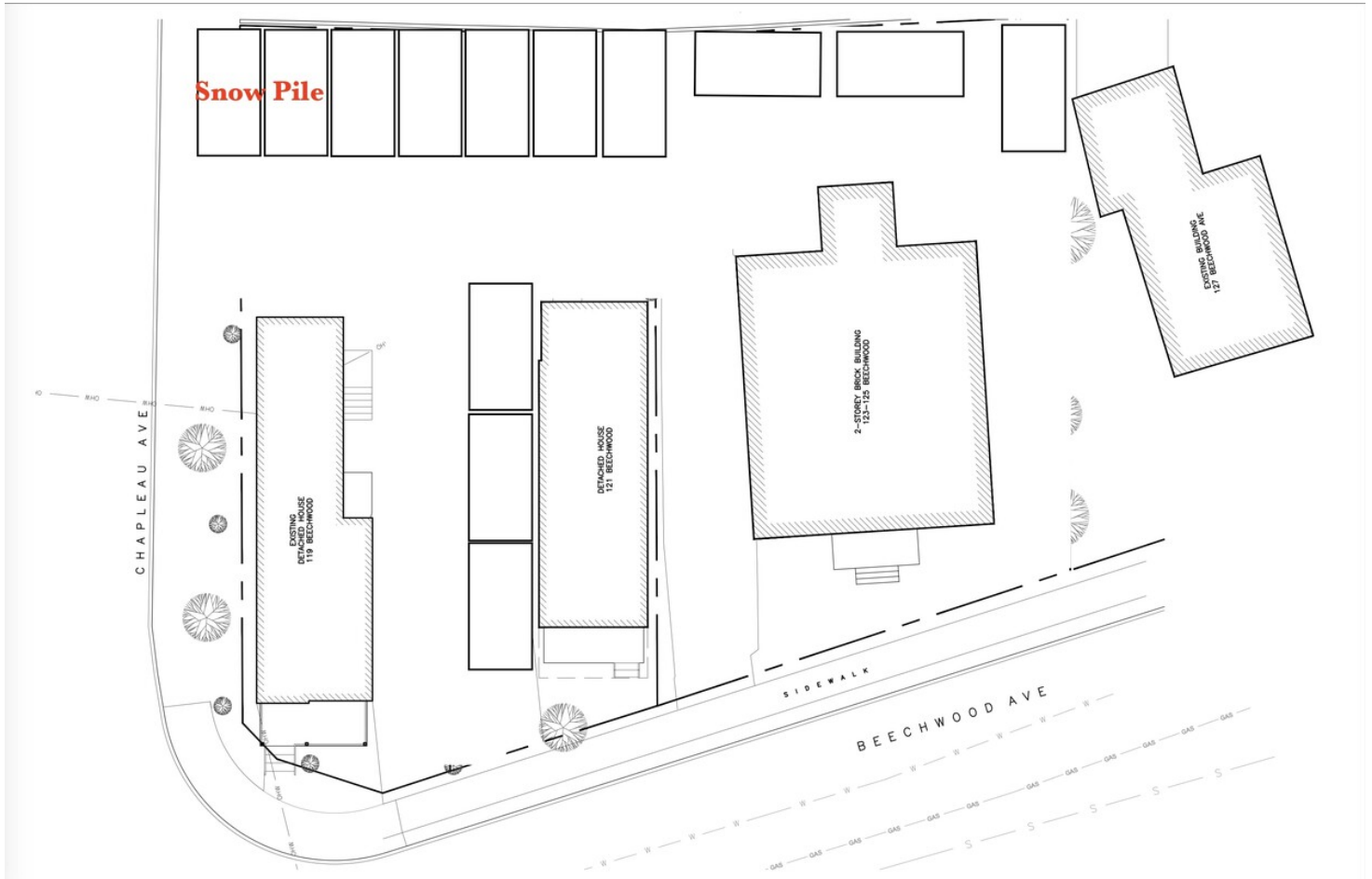
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

Facade and Signage Elevations



Shared Parking Lot



For all inquiries please contact **Marc-Alexander Shank, Salesperson, Advisor Leasing and Investments | 1 (819) 271-6502 | mashank@capworthrealty.com**

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