



RETAIL SPACE FOR LEASE

1659

CARLING AVE
OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



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1659 CARLING AVENUE



APPROX. 1,200 SQ.FT.

RETAIL SPACE FOR LEASE

BASIC RENT	\$25.00 PSF
ADDITIONAL RENT	\$18.20 PSF (2025 ESTIMATE)
ADDITIONAL COSTS	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	DEC. 1, 2025
PARKING	2.8/1000



BUILDING
SIGNAGE RIGHTS
AVAILABLE



QUICK
ACCESS TO
HIGHWAY 417



VEHICULAR
TRAFFIC
27,000/DAY



FRONT
AND REAR
ACCESS



VARIETY OF RETAIL
AND RESTAURANTS
NEARBY



CLOSE TO
PUBLIC
TRANSIT

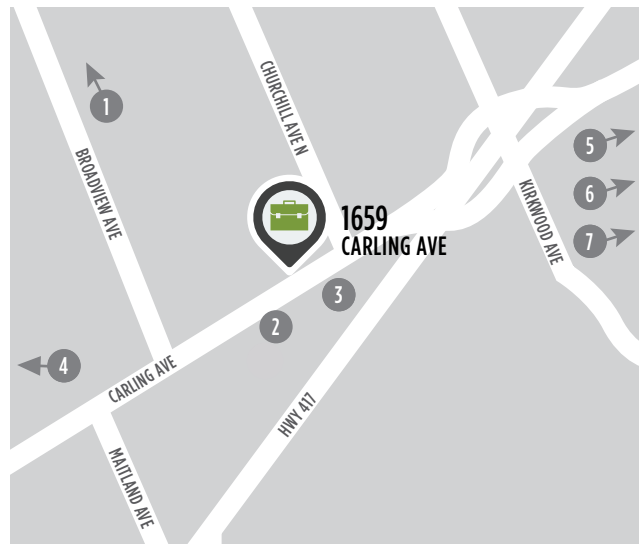


15+
FEET OF
FRONTAGE

WELL-LOCATED RETAIL SPACE

1659 Carling Avenue is situated in an amenity-rich location just steps from public transportation and minutes from a variety of shops and restaurants in the Westboro neighbourhood. With convenient access to the Highway 417, this highly visible building also offers superior signage opportunities on one of Ottawa's premier Arterial Mainstreets.

LOCATION



POINTS OF INTEREST

- 1 Restaurants & Retail of Westboro
- 2 OC Transpo Bus Stop
- 3 Dymon Storage
- 4 Carlingwood Shopping Centre
- 5 The Royal & Ottawa Hospital Civic Campus
- 6 Westgate Shopping Centre
- 7 Best Western Plus & Travelodge Hotels



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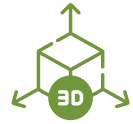


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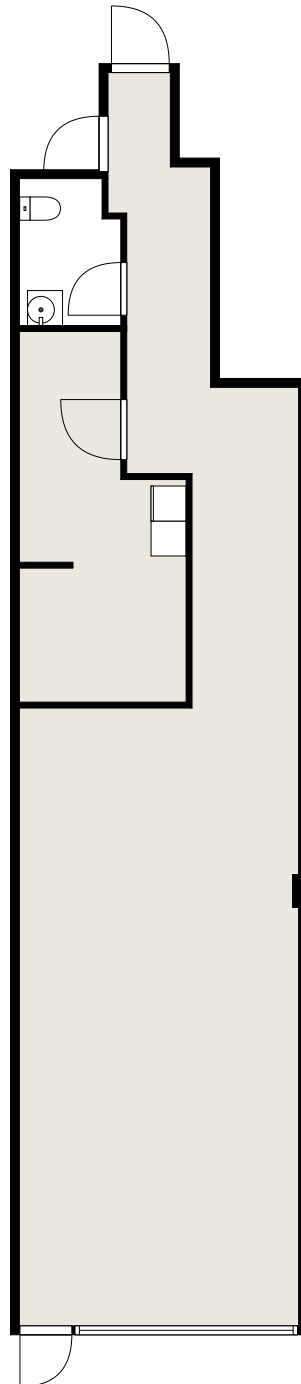


FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

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