



RETAIL SPACE FOR LEASE

1541

MERIVALE RD

UNIT G OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902




INSIDE EDGE
PROPERTIES
BROKERAGE

1541 MERIVALE RD, UNIT G



UP TO
6,734 SQ.FT.
RETAIL SPACE FOR LEASE

BASIC RENT	\$23.00 PSF
ADDITIONAL RENT	\$26.13 PSF (2026 ESTIMATE)
ADDITIONAL COSTS	UTILITIES
AVAILABILITY	IMMEDIATE
PARKING	ON-SITE



16-FOOT
CEILING
HEIGHT



TURNKEY GROCERY STORE
WITH COMMERCIAL
KITCHEN



BUILDING AND
PYLON SIGNAGE
AVAILABLE



EXCELLENT
ACCESS TO ALL
PARTS OF THE CITY



LOCATED ON
MAJOR RETAIL
CORRIDOR



AVERAGE TRAFFIC
COUNT IS 40,000
VEHICLES/DAY



CLOSE TO
PUBLIC
TRANSIT

PRIME RETAIL SPACE

Located in an amenity-rich area on one of Ottawa's premiere retail corridors, 1541 Merivale offers prime retail space at the corner of Merivale Road and Capilano Drive. This high-traffic location offers exceptional visibility and excellent access from all areas of the city. With ample parking on-site, the property is also serviced by regular and express public-transportation routes.



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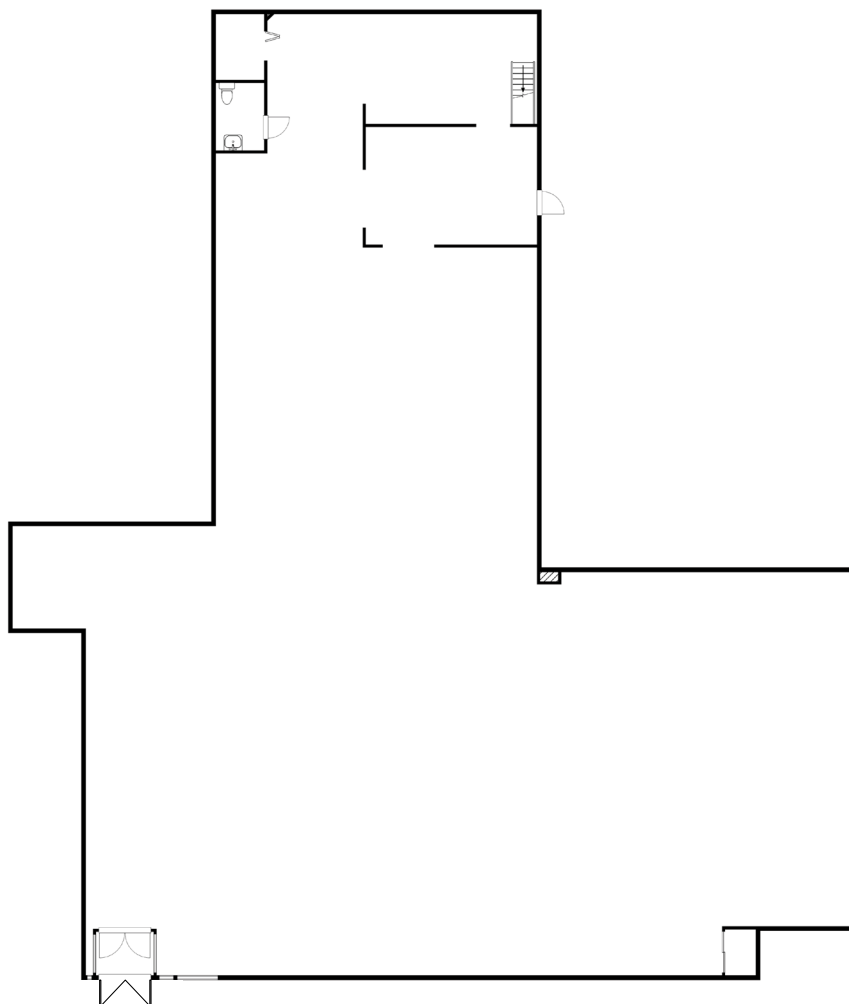
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FLOORPLAN

6,734 SQ. FT. | AVAILABILITY: IMMEDIATE



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