

# \$ - 1637 Bank Street, Ottawa

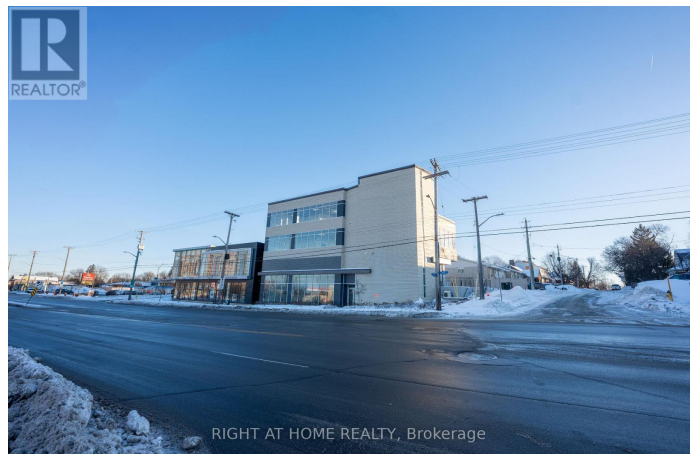
MLS® #X11964476

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0 Bedroom, 0.00 Bathroom, 8,683 sqft  
Retail on 0 Acres

3801 - Ridgemont, Ottawa, Ontario

Exciting opportunity for businesses seeking an ideal location with high traffic exposure! Retail/Office building available for lease on Bank Street, boasting Arterial Mainstreet (AM) zoning. Impressive approx. 8683 sqft. space is offered in a pristine "base building" condition, featuring raw concrete floors and ceilings, ready for you to customize and finish according to their needs. The building includes an accessible elevator, and large windows that flood the interior with natural light. Additionally, there are private washrooms and on-site parking available. The location offers fantastic visibility and high traffic exposure, making it a perfect fit for businesses such as law firms, accounting firms, medical or any service-based businesses looking to benefit from the lively Bank Street environment. Don't miss out on this incredible opportunity to establish your business in a prime location. Asking Retail \$35 + additional rent + HST and Office \$15 + additional rent + HST. Additional rent is approx. \$15 per sqft. Retail is 101 - 4226 and office is 301- 3034 ,401- 1422 in pictures. (id:6289)



## Essential Information

Listing #	X11964476
Bathrooms	0.00
Square Footage	8,683
Acres	0.00

Type                      Retail

### **Community Information**

Address                    1637 Bank Street  
Subdivision              3801 - Ridgemont  
City                        Ottawa  
Province                  Ontario  
Postal Code              K1V7Y9

### **Amenities**

Parking Spaces        15

### **Interior**

Heating                  Natural gas Other  
Cooling                  Fully air conditioned

### **Listing Details**

Listing Office            RIGHT AT HOME REALTY

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