



## Building Information

Building Size: 34,000 sf

# of Floors: 1

## Shops of Main Street

1261 Stittsville Main Street, Ottawa, Ontario K2S 2E4

## Building Description

- Strategically located in the Ottawa West End High Tech trade area
- Anchored by Tim Horton's and Scotia Bank.
- Shadow Anchored by Your Independent Grocer.
- Trade Area (Goulbourn Township) 25,000
- Population growth within the last five years by 25%
- Very bright and clean building with lots of natural light
- 34,000 sq. ft. of retail development

## Features

Lighted interesection, ample parking, central location in Stittsville!



Taggart Realty Management

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Angela Boddy

Leasing Manager

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General	Building Class A	Building Website <a href="http://www.taggart.ca">www.taggart.ca</a>	Building Zoned Commercial
Tenant Cost	Operating Costs \$ 8.02 /sf	Realty Tax \$ 10.34 /sf	Other Tenant Costs \$ 1.85 /sf
	Total Additional Rent \$ 20.21 /sf		
	Description ESTIMATED Additional Rent 2024		
Retail Profile	Number of Floor(s) 1	Total Retail Space (CRU) 34,000 sf	Total Space 34,000 sf
	Mall Type Neighborhood Centre		
Parking	Description Ample parking		
Anchor Tenants	Tim Horton's	Scotia Bank	Subway
	Little Caesars	Villanova Dental	