



## Building Information

Building Size:	1,185 sf
Number of Store(s):	10
# of Floors:	10
Year Built:	2022
Annual Pedestrian Traffic:	2,350

## The Flora

500 Bank St (Bank and Flora), Ottawa, Ontario K2P 1A8



## Building Description

- Located on the corner of Bank St. and Flora St.
- Easy access to HWY 417
- Within close proximity to numerous business and amenities in Centretown, the Glebe, and Downtown Ottawa
- Prime retail space with excellent street front exposure
- Located on the ground floor of a 10 Storey Apartment Building
- Size: 13,100 sf
- GLA: 3427 sf
- Parking - 17 stalls on site (First Come First Serve Basis)
- Zoning: TM(2016)
- Primary Trade Area: 11,097 (5km) / 37,612 (10 km)
- Traffic Count: 15,264 (24h vehicles , Bank & Flora), 2,350 (24 h pedestrian, Bank & Flora)(City of Ottawa, April 2019)

## Features

Ample Storefront Glazing  
15 ft Ceiling Height  
Signage Available



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## General

<b>Year Built</b> 2022	<b>BOMA Best</b> Certified	<b>Building Management</b> Taggart Realty Management
<b>Building Website</b> <a href="http://www.taggart.ca/tamarack-flora.php">www.taggart.ca/tamarack-flora.php</a>	<b>Building Zoned</b> Retail	

## Retail Profile

<b>Number of Floor(s)</b> 10	<b>Number of Store(s)</b> 10	<b>Number of Food Unit(s)</b> 1
<b>Total Retail Space (CRU)</b> 1,185 sf	<b>Total Space</b> 1,185 sf	<b>Mall Type</b> Other

## Parking

**Description**  
On site commercial parking

## Operating Hours

**Description**  
Security system

## Anchor Tenants

Bubble Tea Pharmacy

## Demographics

<b>Population</b> 193,008	<b>Annual Pedestrian Traffic</b> 2,350	<b>Demographic Source</b> April 2019, City of Ottawa
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