

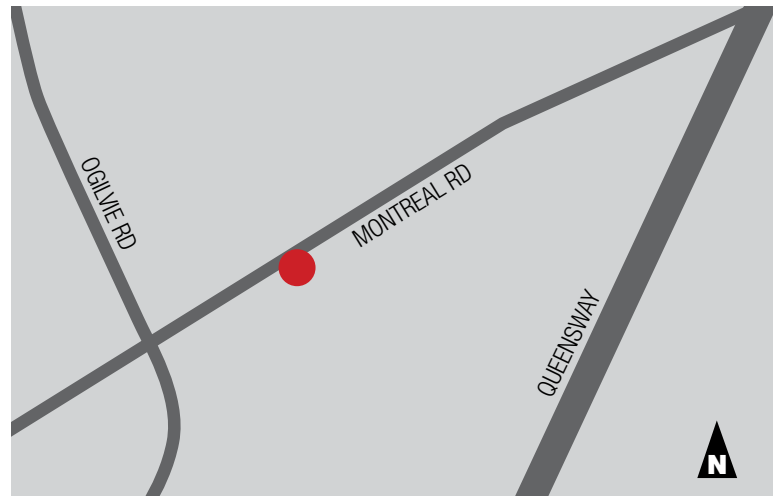


This condominium opportunity offers tenants the ability to own or lease. With signage exposure, parking and easy access, these units are ideal for independent professional practices and retail services.

### RETAIL / OFFICE

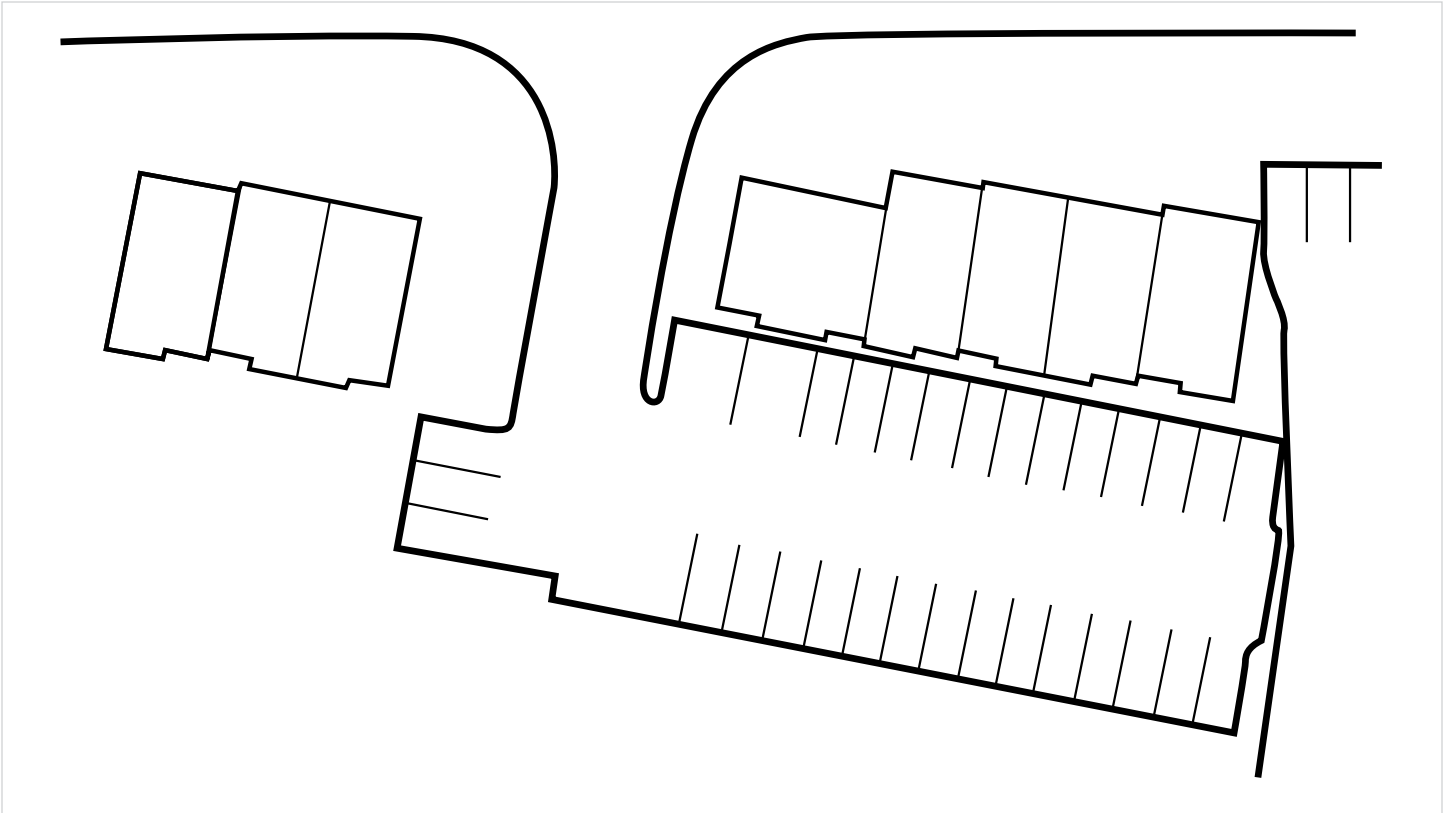
635 SF

- Gross rental rate: \$27 PSF
- Sale price: inquire within
- Built out office space
- Storefront signage available
- Available immediately
- Perfect for professional suites
- 3 parking spaces per suite



### LOCATION

Montreal Court is located in Ottawa's east end on Montreal Road just off of Ogilvie Road and the Queensway. The site is on a highly trafficked arterial road and is easily accessed through public transportation.





# MONTREAL COURT 2120 MONTREAL ROAD OFFICE / RETAIL

