

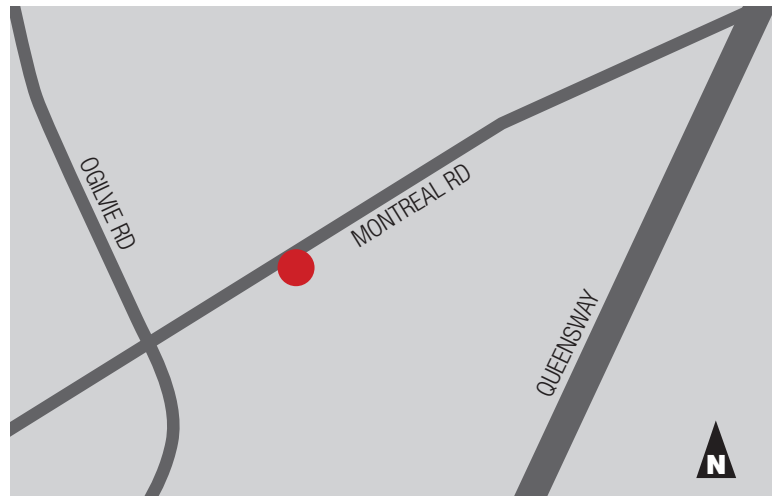


### PROPERTY DESCRIPTION

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.

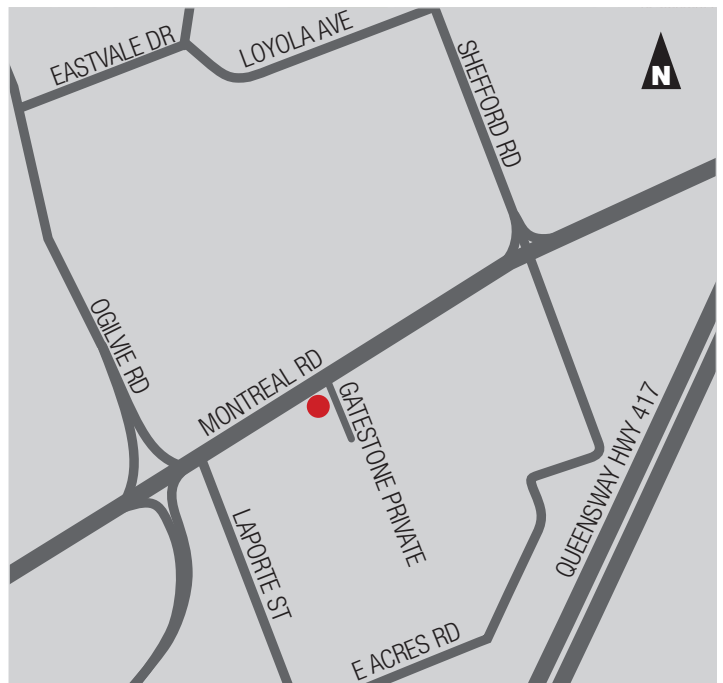
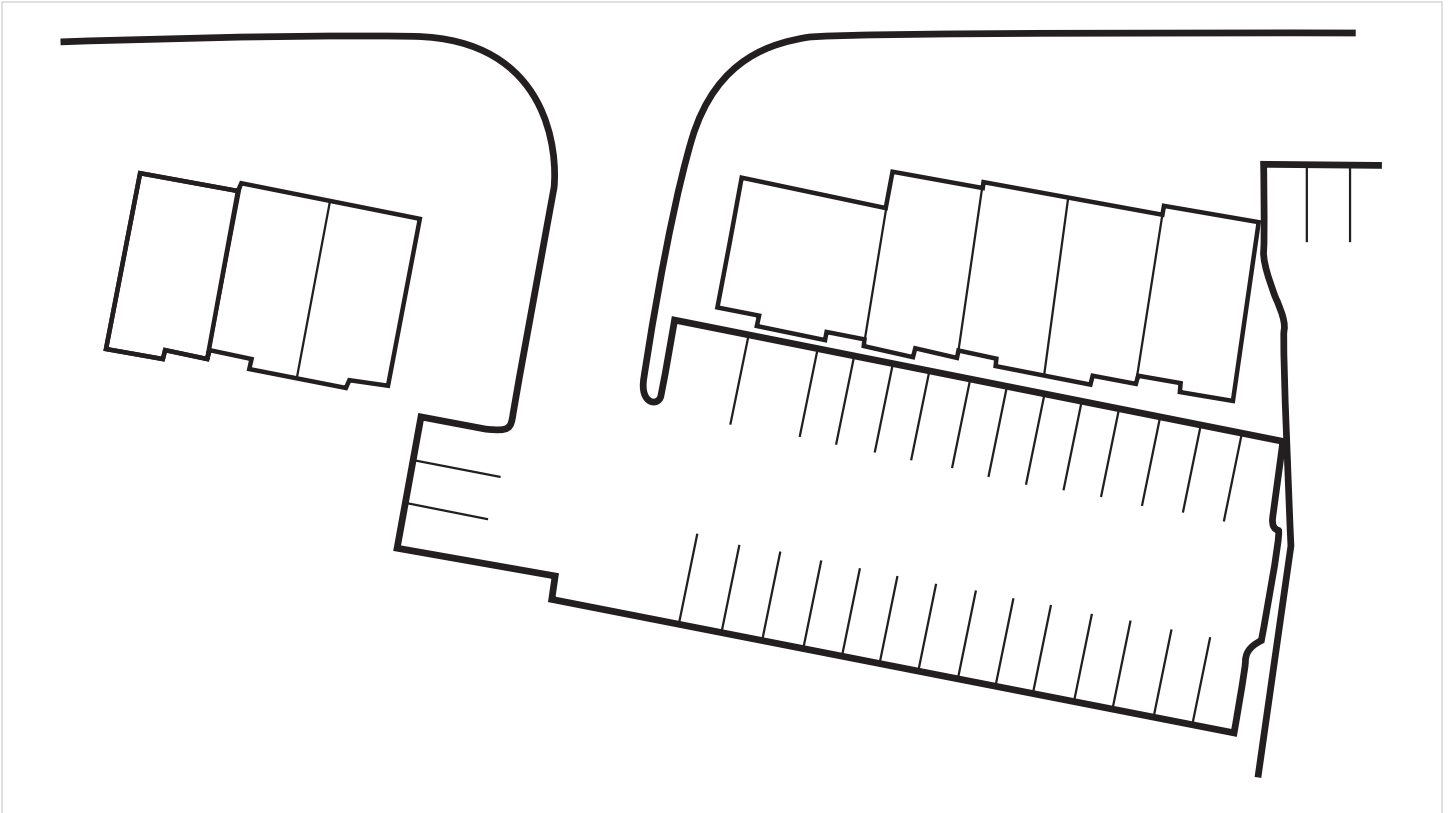
### RETAIL / OFFICE 635 SF - 1270 SF

- 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 Unit



### 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

