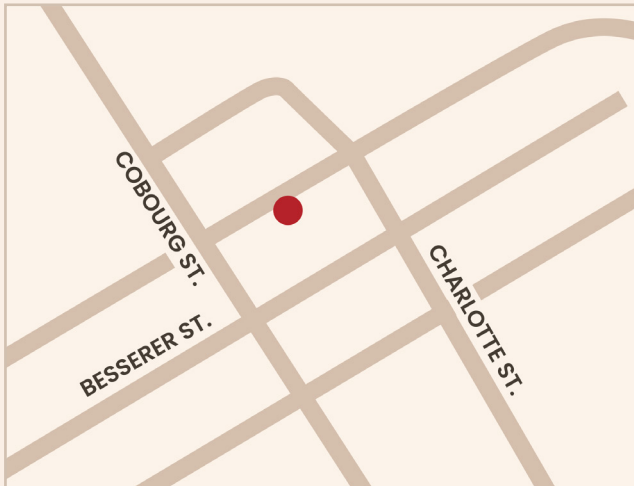




PROPERTY DESCRIPTION

**560 Rideau Street**

Located on prominent Rideau Street on the first floor of The Charlotte, a luxury high-rise condominium in the heart of Sandy Hill.



Civic Address 560 Rideau Street

Location Ottawa, Ontario

Total Rentable Area 899 sq. ft. – 2,463 sq. ft.

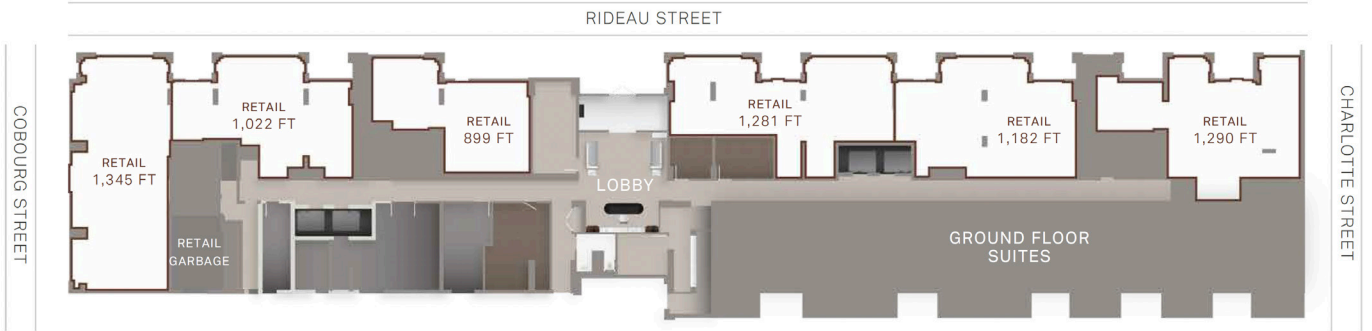
Occupancy Available immediately

Base Rent Starting at \$35.00 PSF

Additional Rent \$17.09 PSF estimated

PROPERTY FEATURES

- Ground floor units available in newly built 197-unit residential condominium
- Possibility for restaurant venting in corner unit
- Ideal for retail, medical, and office use
- Over 1,000 new residential/condo units in the neighbourhood
- Close proximity to new student residences including the 518-bed Annex Residence and Theo Residence
- Within walking distance of Sandy Hill and the Byward Market, and close to University of Ottawa and Parliament Hill
- Nearby retailers include Loblaws, Shoppers Drug Mart and other major retailers
- Storefront signage, storage and parking available



Demographics	3KM	5KM
Households	65,253	117,410
Household Income	\$96,254	\$97,325
Median Age	37.5	38.2
Population	2KM	5KM
2024 Population	7,641	23,993
2027 Population	11,634	36,440
2029 Population	14,174	44,303
2027 Median Age	36.8	37.8

WEBSITE

[www.richcraftproperties.com/thecharlotte](http://www.richcraftproperties.com/thecharlotte)  
[www.thecharlottecondos.com](http://www.thecharlottecondos.com)

