

238 Besserer Street

Retail

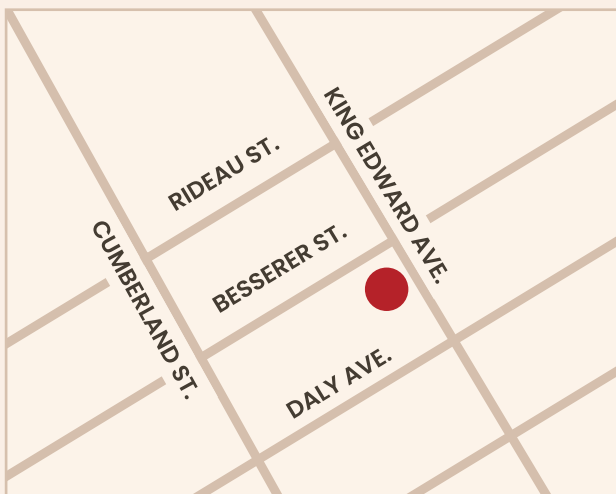


#### PROPERTY DESCRIPTION

### 238 Besserer Street

#### Retail

Ground floor flex retail space in the contemporary, luxury high-rise condominium building built by Richcraft in downtown Ottawa. Just south of the Rideau Centre, Byward Market, Central Business District, and University of Ottawa, these units are easily accessible to both Highway 417 and the bridge to Quebec.



Civic Address	238 Bsserer Street
Location	Ottawa, Ontario
Building Size	4,650 sq.ft.
Site Area	0.28 Acres
Zoning	RSF [1680] S70
Surrounding Areas	Residential, Retail, Commercial

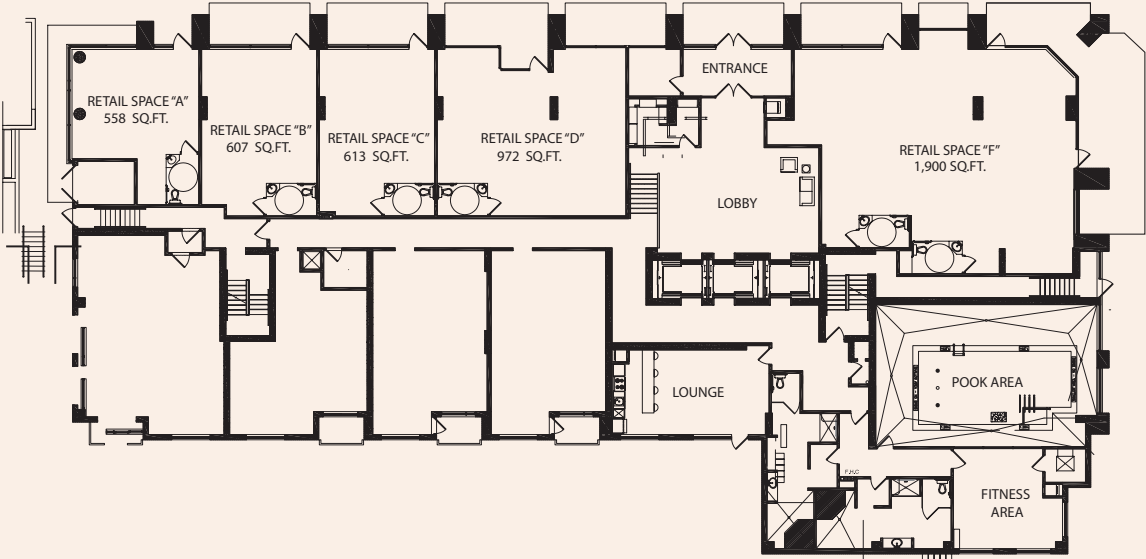
#### PROPERTY FEATURES

- Storefront Signage avialble along Besserer Street
- Ground floor retail of luxury high-rise with 167 residential units
- small units wiithin high desnity area.
- 250,000+ residents within 5 KM
- Ideal for professional office, café or service retail users.

**RICHCRAFT**

Ask about this space  
Call or email

leasing@richcraft.com  
613.739.5777



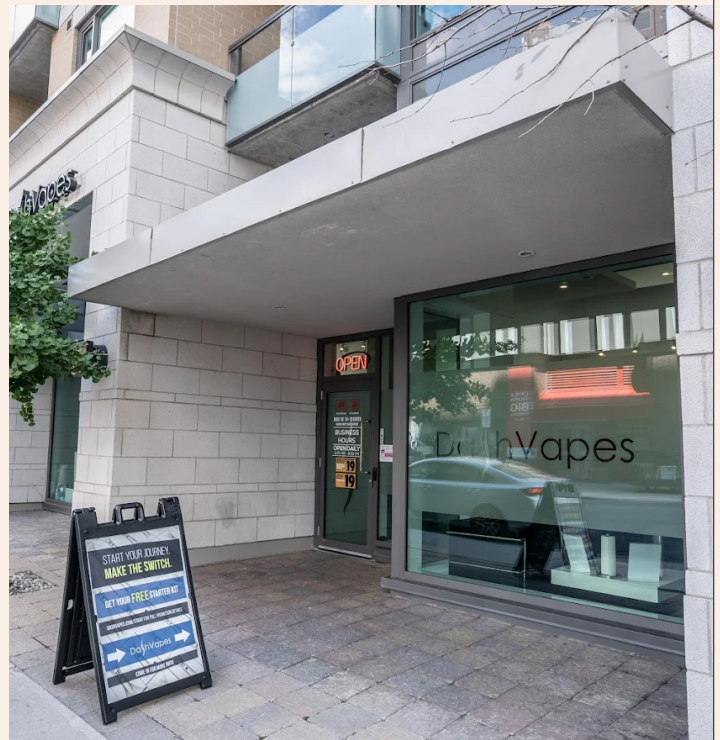
Demographics	2KM	5KM
2028 Projection	46,449	139,214
2033 Projection	\$50,780	151,949
Average Household Size	1.7	1.9
Population	2KM	5KM
2023 Population	71,404	239,513
2028 Population	78,721	263,605
2033 Population	85,237	285,123
Median Age	37.8	39.2





238 Besserer Street

Retail



**RICH CRAFT**

Ask about this space  
Call or email

leasing@richcraft.com  
613.739.5777