



PROPERTY DESCRIPTION

Canyon Walk Plaza

Retail/Commercial Space Available

Located in Canyon Walk Plaza within the growing community of Riverside South, currently constructed as a medical office with reception and two clinic rooms. Excellent visibility to Spratt Road and Canyon Walk Drive with additional tenants including Mac’s convenience store, Riverside South Animal Hospital, a pharmacy, physiotherapy clinic and orthodontics practice.



Civic Address	4184-4188 Spratt Road
Location	Ottawa, Ontario
Building Size	17,522 sq.ft.
Site Area	1.6 acres
Zoning	LC6 [1479]
Surrounding Areas	Residential, Retail

PROPERTY FEATURES

- Prominent pylon and storefront signage exposure along Spratt Road
- Strong mix of tenants including Riverside South Animal Hospital, Pharmasave and more
- Ample customer parking
- Plaza servicing 90,000+ residents within Riverside South Community

