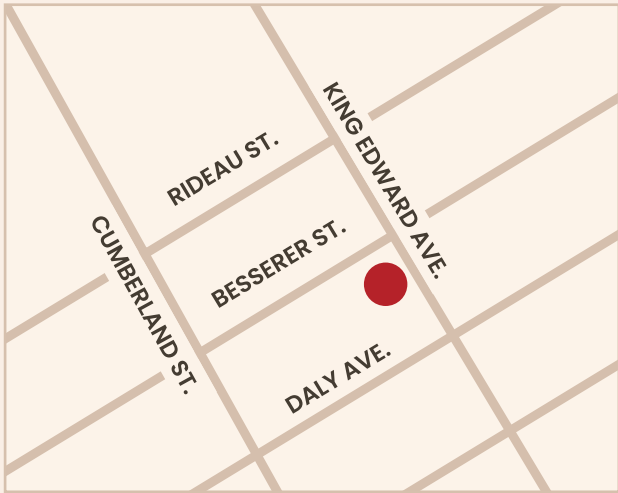




PROPERTY DESCRIPTION

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 Besserer Street
Location	Ottawa, Ontario
Building Size	972 sq.ft.
Occupancy	Available immediately
Base Rent	\$35.00 PSF
Operating Costs	\$18.84 PSF (est 2025)

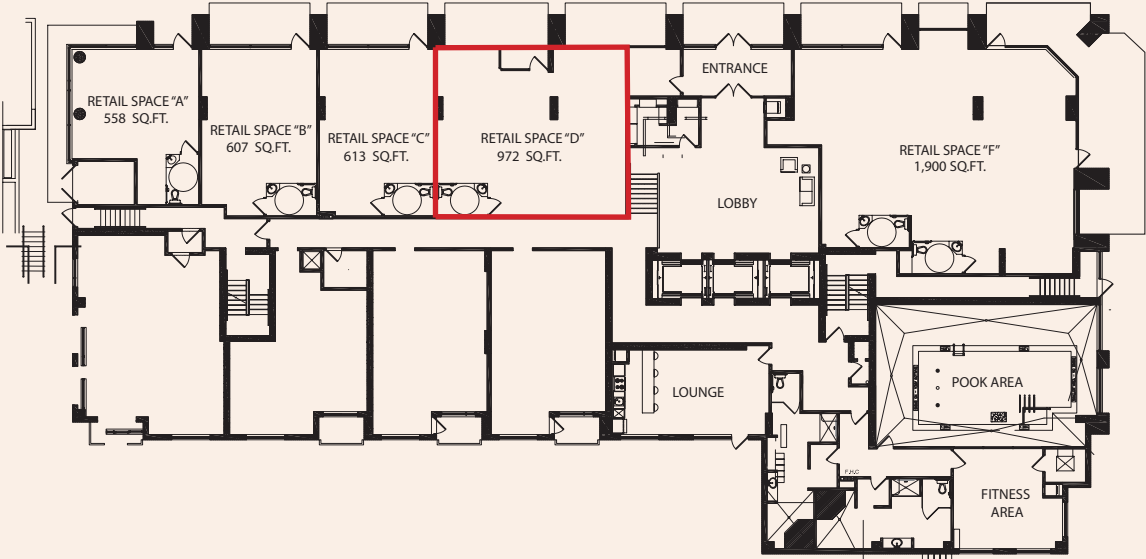
PROPERTY DESCRIPTION

These modern ground floor flex retail space is available in the contemporary, luxury high-rise condominium building built by Richcraft.

Ideal for professional office, café, and service retail uses.

PROPERTY FEATURES

- Storefront Signage along Besserer Street
- 1 parking space included with unit
- Currently built as open retail floor plate



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

WEBSITE

www.richcraftproperties.com/238-besserer-street

