



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	4188 Spratt Road
Location	Ottawa, Ontario
Building Size	1,379 sq.ft.
Occupancy	Available immediately
Rental Rates	\$37.00 PSF
Operating Costs	\$19.17 PSF (est 2025)

PROPERTY FEATURES

- Fully equipped restaurant space, formerly a take out pizza use.
- Strong mix of tenants including Riverside South Animal Hospital, Pharmasave and more
- Ample customer parking
- Plaza servicing 90,000+ residents within Riverside South Community

