



PROPERTY DESCRIPTION

159 Parkdale**Retail/Commercial Space Available**

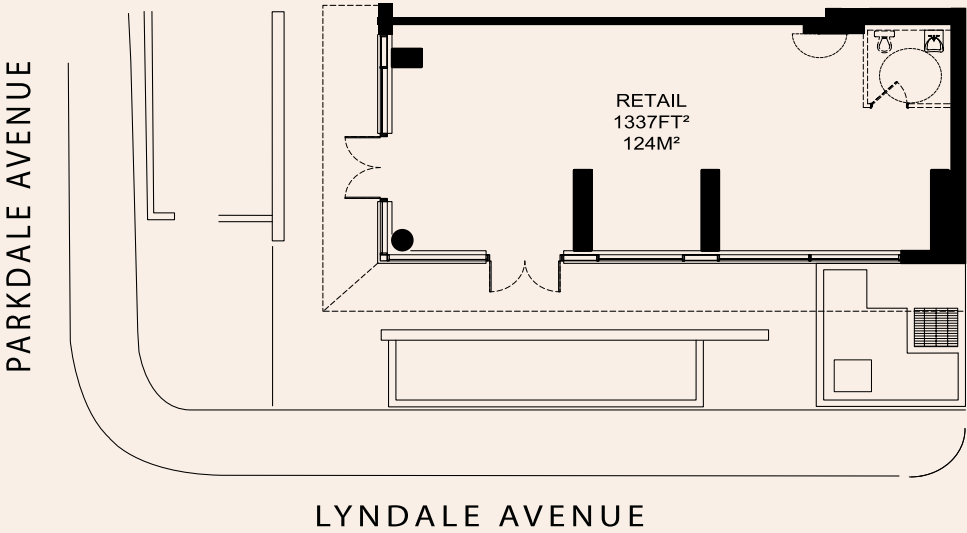
Retail unit located at the prominent corner of Parkdale and Lyndale Avenue, in the Richcraft Collective Parkdale, a modern residential rental high-rise, along Wellington West with access to Kichi Zini Mikan. The property offers excellent visibility with and is positioned near the Parkdale Market, benefiting from high foot traffic with easy access to downtown Ottawa and only one block from Tunneys Pasture LRT Station.



Civic Address	159 Parkdale Ave.
Location	Ottawa, Ontario
Building Size	1,337 sq.ft.
Site Area	0.44 Acres
Zoning	MC F(1.75)
Surrounding Areas	Residential, Office

PROPERTY FEATURES

- Two double-door entrances on the corner of Parkdale and Lyndale
- Interior access to lobby
- Full height windows along the entire South and West Façade
- Designated parking
- Potential to add a mezzanine for additional square footage
- Across the street from a Tunneys Pasture with infrastructure for up to 13,000 employees
- One block from Tunneys Pasture LRT Station
- Located near Wellington West with access to the Kichi Zibi Mikan (former Ottawa River Parkway)
- Located in a prominent corner of a 279-unit residential tower



Demographics	2KM	5KM
Households	17,648	100,484
Household Income	\$113,189	\$100,834
Median Age	40.9	39
Population	2KM	5KM
2023 Population	34,742	671,165
2028 Population	38,914	738,772
2033 Population	42,576	799,023
Median Age	40.9	39.8

WEBSITE

