

FOR LEASE | RETAIL SPACE

845 CARLING AVENUE, OTTAWA, ON



PROPERTY HIGHLIGHTS:

- **Opportunity to lease $\pm 17,259$ SF of ground floor space in Richcraft's upcoming multi-use development**
- **Possession slated for Fall 2031**
- **Dedicated Retail Parking, Loading Docks and Elevator from Underground Parking**
- **Direct Access to Public Transit** and connectivity to downtown Ottawa, Carleton University, and key employment centres
- **Built-In Customer Base** with approximately 295 residential units planned on-site and $\pm 89,615$ SF of office space
- **Strong Residential Density** with close to 1,400 residential units within a 3 minute walk of the site
- **High Visibility Along Carling Avenue**, one of Ottawa's major arterial roads, providing excellent exposure
- **Exceptional Urban Location** in Ottawa's highly sought-after Little Italy district, steps from restaurants, cafés, entertainment, Dow's Lake, Carleton University and future Ottawa Hospital Civic campus

EXCLUSIVELY LISTED BY:

Marcus & Millichap

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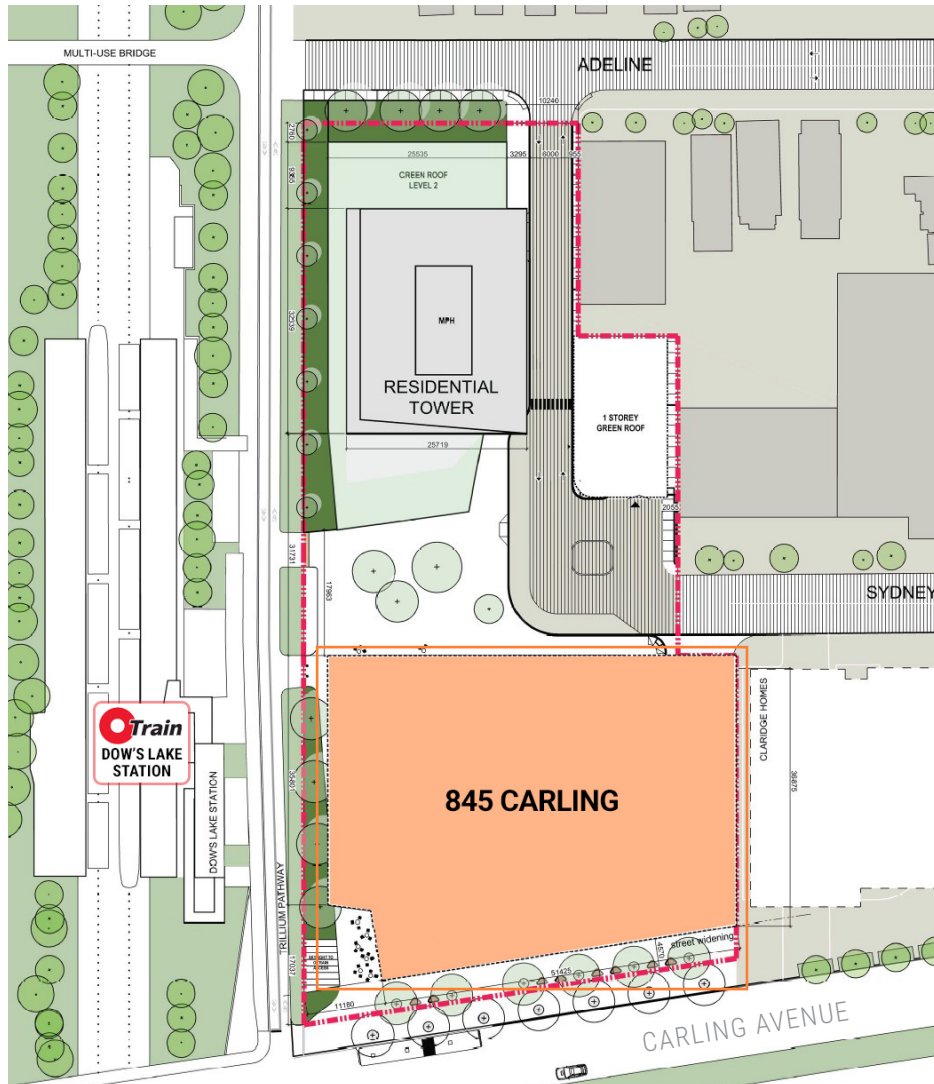
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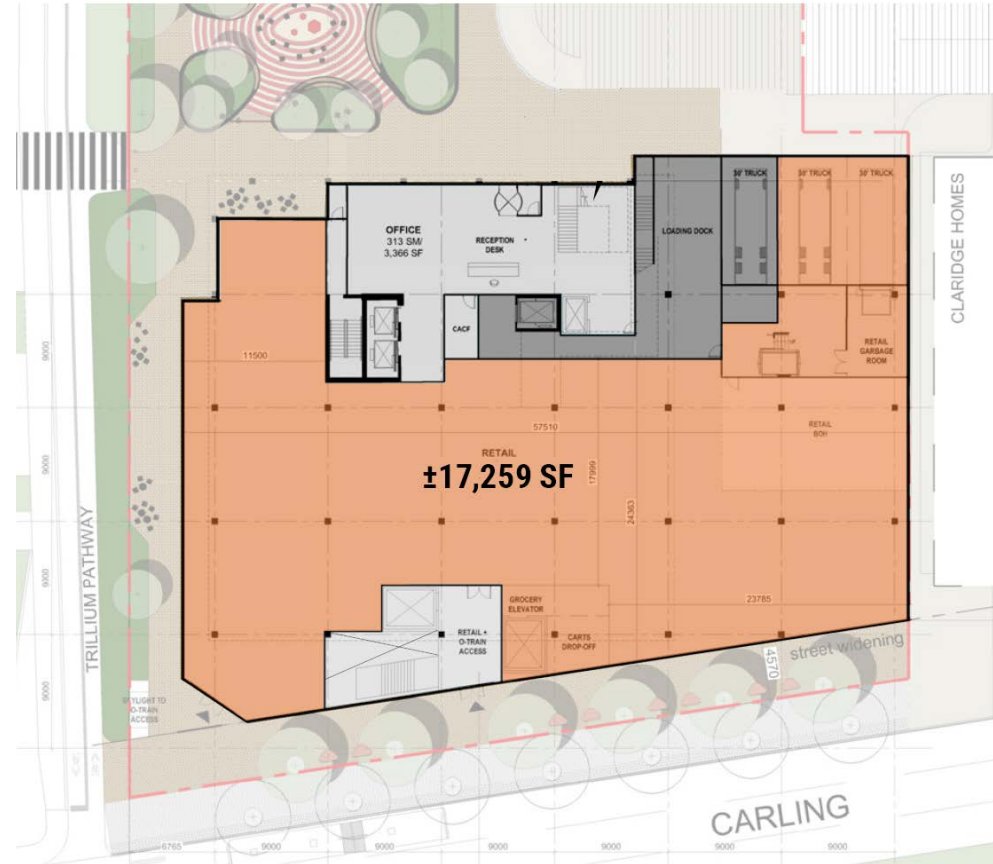
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SITE PLAN



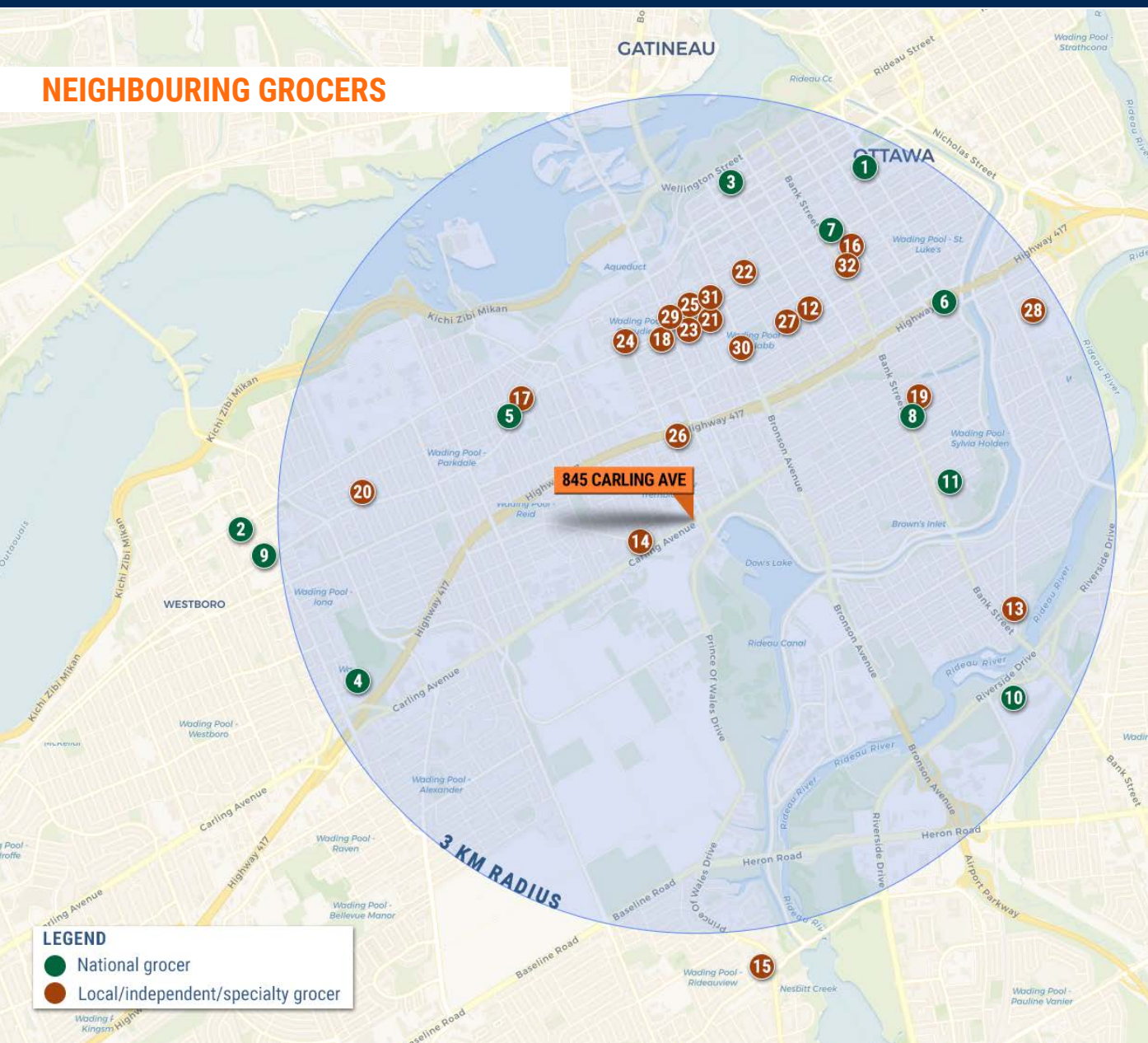
FLOOR PLAN



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NEIGHBOURING GROCERS



NO.	STORE
1	Farm Boy – Metcalfe
2	Farm Boy – Westboro
3	Food Basics - Downtown
4	Food Basics – Kirkwood
5	Giant Tiger – Wellington Street W
6	Loblaws – Isabella Street
7	Massine's Your Independent Grocer
8	Metro – Glebe
9	Real Canadian Superstore – Richmond Road
10	Walmart Supercentre - Billings Bridge
11	Whole Foods Market – Lansdowne Park
12	Arya Food Market
13	Cedars & Co. Food Market
14	Divisoria Market
15	Farmer's Pick
16	Herb & Spice Shop
17	Hintonburg Market
18	Hung Phat Grocery
19	Il Negozio Nicastro – Glebe
20	Il Negozio Nicastro – Wellington Village
21	Kowloon Market
22	La Tiendita Latin Goods Mart
23	Lim Bang Kok Grocery
24	Luciano Foods
25	Manphong Supermarket
26	Marcello's Market
27	MargoFresh
28	NU Grocery
29	Phuoc Loi Grocery
30	Savoury Swine Corner Grocer
31	Shiraz Food Market
32	Thana Markets

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RESIDENTIAL DEVELOPMENTS



POST APPROVAL

Under Development or Slated for Development

NO.	ADDRESS	UNITS
1	665 Albert St	601
2	1186-1194 Wellington St W	212
3	250-274 Parkdale Ave	384
4	1560 Scott St	281
5	1451 Wellington St W	110
6	1950 Scott St	241
7	2070 Scott St	243
8	327 Richmond Rd	184

PENDING APPLICATIONS

NO.	ADDRESS	UNITS
9	1050 Somerset St W	271
10	951 Gladstone Ave	872
11	245-263 Rochester St	130
12	288 Booth St	54
13	725 Somerset St W	94
14	593 & 601 Laurier Ave W	320
15	Lebreton Flats	4,500
16	1546 Scott St	230
17	83 Hinton Ave N	30
18	175 Richmond Rd	241
19	255 Richmond Rd	87
20	370 Athlone Ave	16
21	2020-2026 Scott St	856
22	2050 Scott St	341
23	424 Churchill Ave	58

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References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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