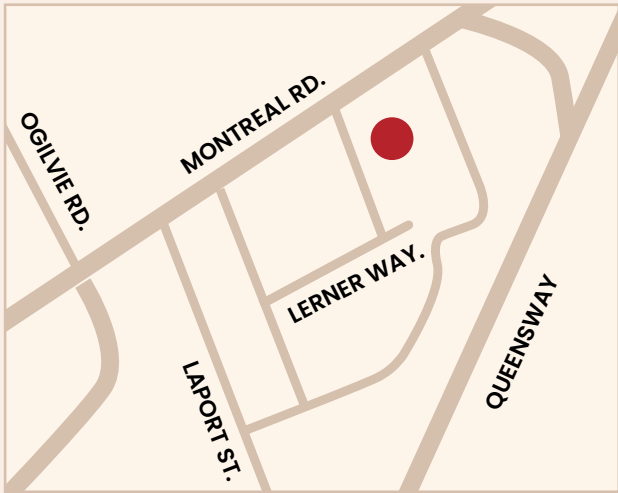




PROPERTY DESCRIPTION

2160 Montreal Road, Unit 3B
Retail

Sinclair Plaza, built in 2010, is located in Ottawa’s east end on the south side of Montreal Road between Ogilvie Road and Highway 174. This busy corridor, just blocks from Canotek Industrial Park, is easily accessed through public transportation. The site is surrounded by dense residential and retail uses.



Civic Address	2160 Montreal Road
Location	Ottawa, Ontario
Unit Size	1,200 sq.ft.
Site Area	2.3 Acres
Zoning	Mainstreet Zone 2
Base Rate	\$30.00 PSF
Additional Rent	\$21.24 PSF (est 2026)
Occupancy	December 1, 2026

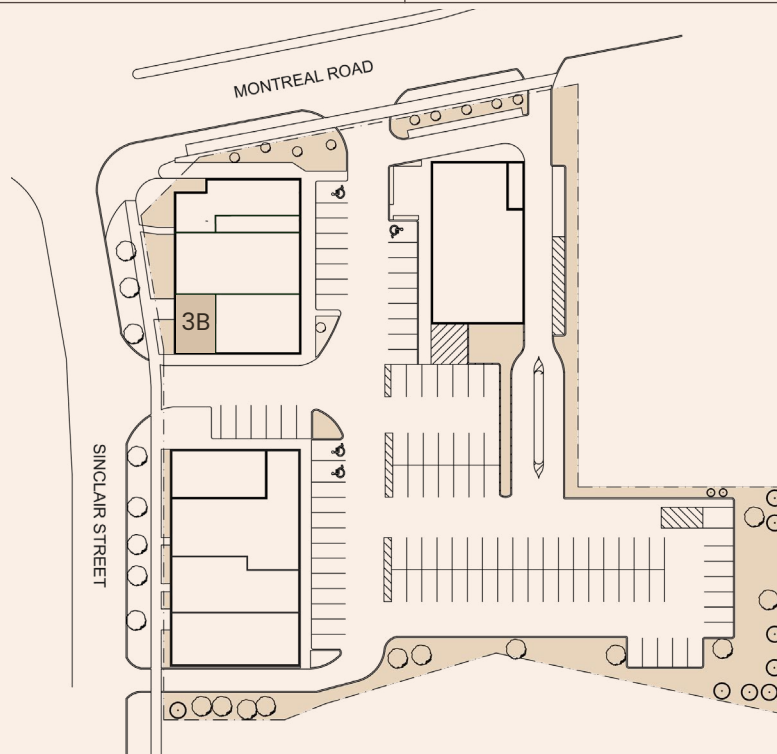
PROPERTY FEATURES

With a ceiling height of 16 feet and highly visible signage opportunities, this site is ideal for a variety of retail service and medical uses.

- Formerly occupied by professional office use, currently built out with 3 offices, reception and a kitchenette.
- Wheelchair Accessible entrance.
- Storefront signage available with visibility to Montreal Road.

2160 Montreal Road, Unit 3B

Retail



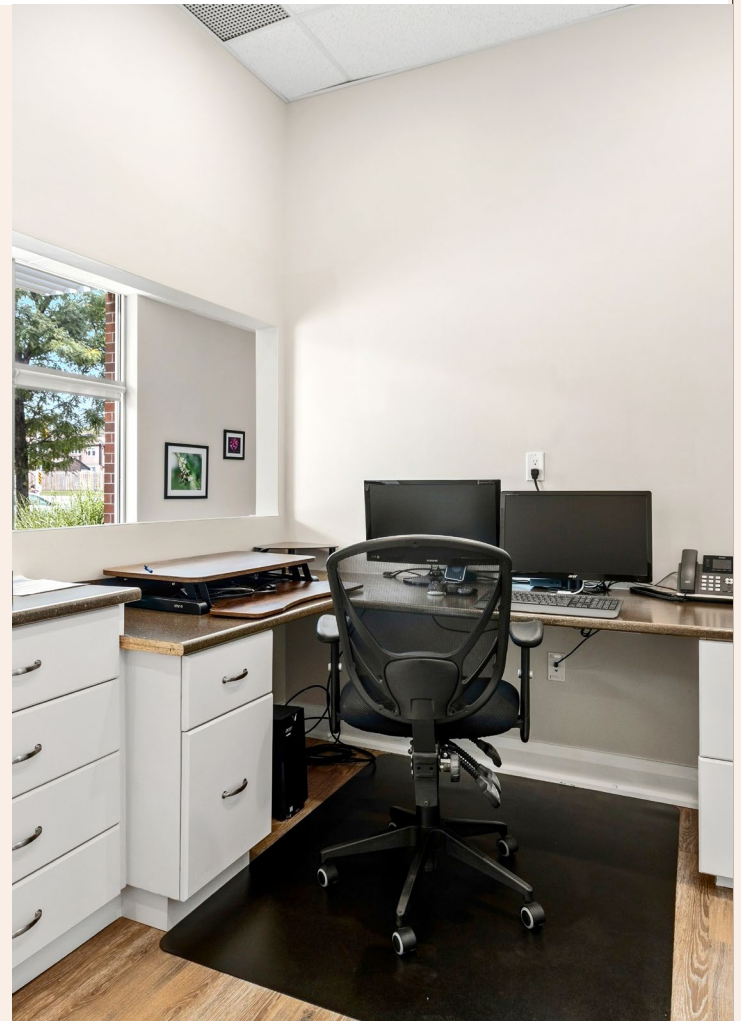
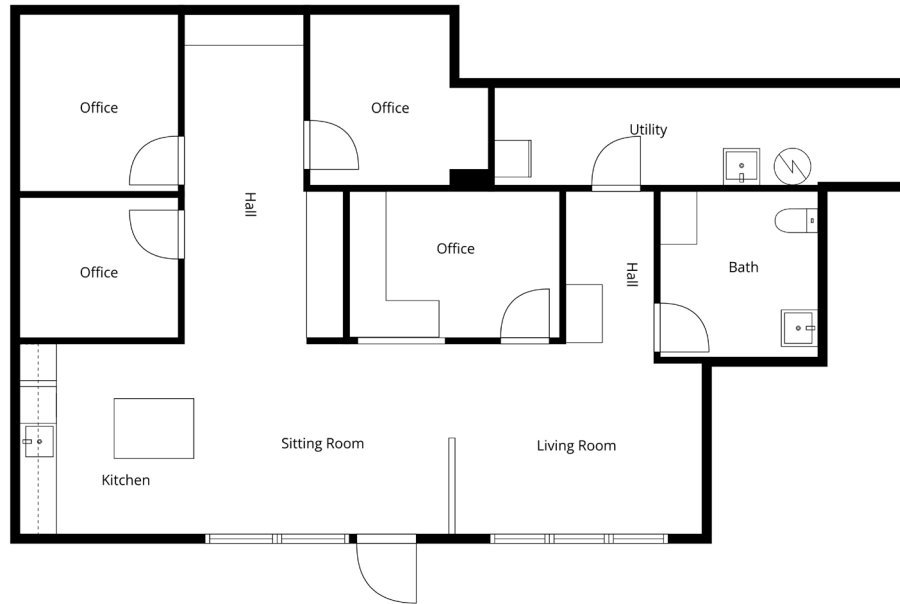
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Call or email

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613.739.5777

2160 Montreal Road, Unit 3B

Retail



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