



105 Champagne Avenue South

Commercial Retail Space Available For Lease

Brent Heeney, Sales Representative

613.963.2631

bheeney@lennard.com

420-333 Preston Street, Ottawa

613.963.2640

lennard.com

Lennard:

on behalf of

choo
communities

105 Champagne Avenue South



Located near Little Italy close to Preston Street and Carling Avenue.

	Space Available Unit 2: 808 SF
	Zoning: R5B[924]
	Avaiable: Immediate

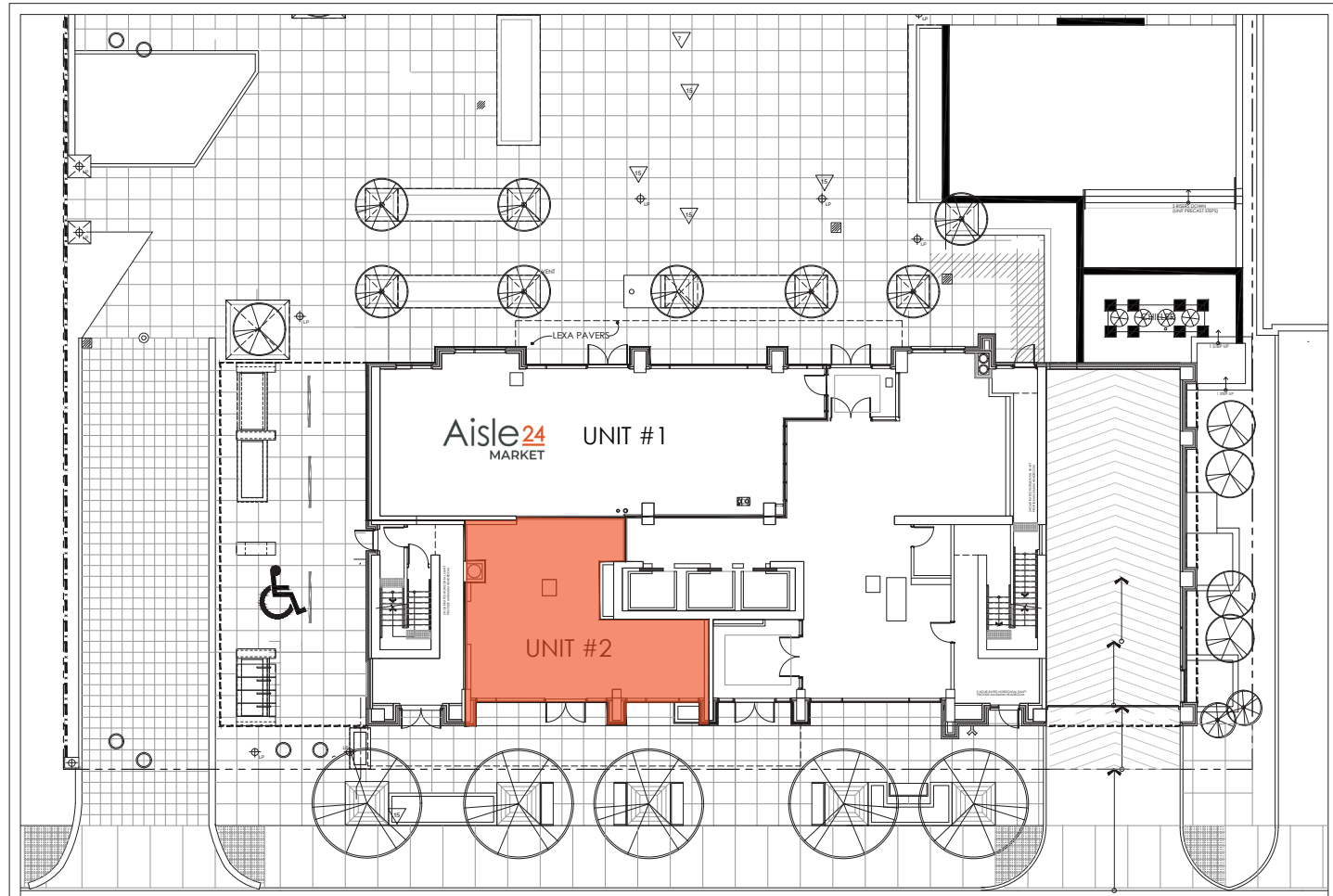
	Net Rent: \$35.00 PSF Additional Rent: \$14.00 PSF
	Listing Agent: Brent Heeney Sales Representative D. 613.963.2631 bheeney@lennard.com

Building Highlights

- Prime ground floor Retail space for lease at Envie Little Italy student living towers
- Space is currently in base building condition
- Located along Champagne Avenue in a high density residential portion of Little Italy that features 2,500+ residential units within 100 Metres
- Well within walking distance of all that Little Italy has to offer including restaurants, shops, Preston Square business park, Dow's Lake pavilion and much more

105 Champagne Avenue South

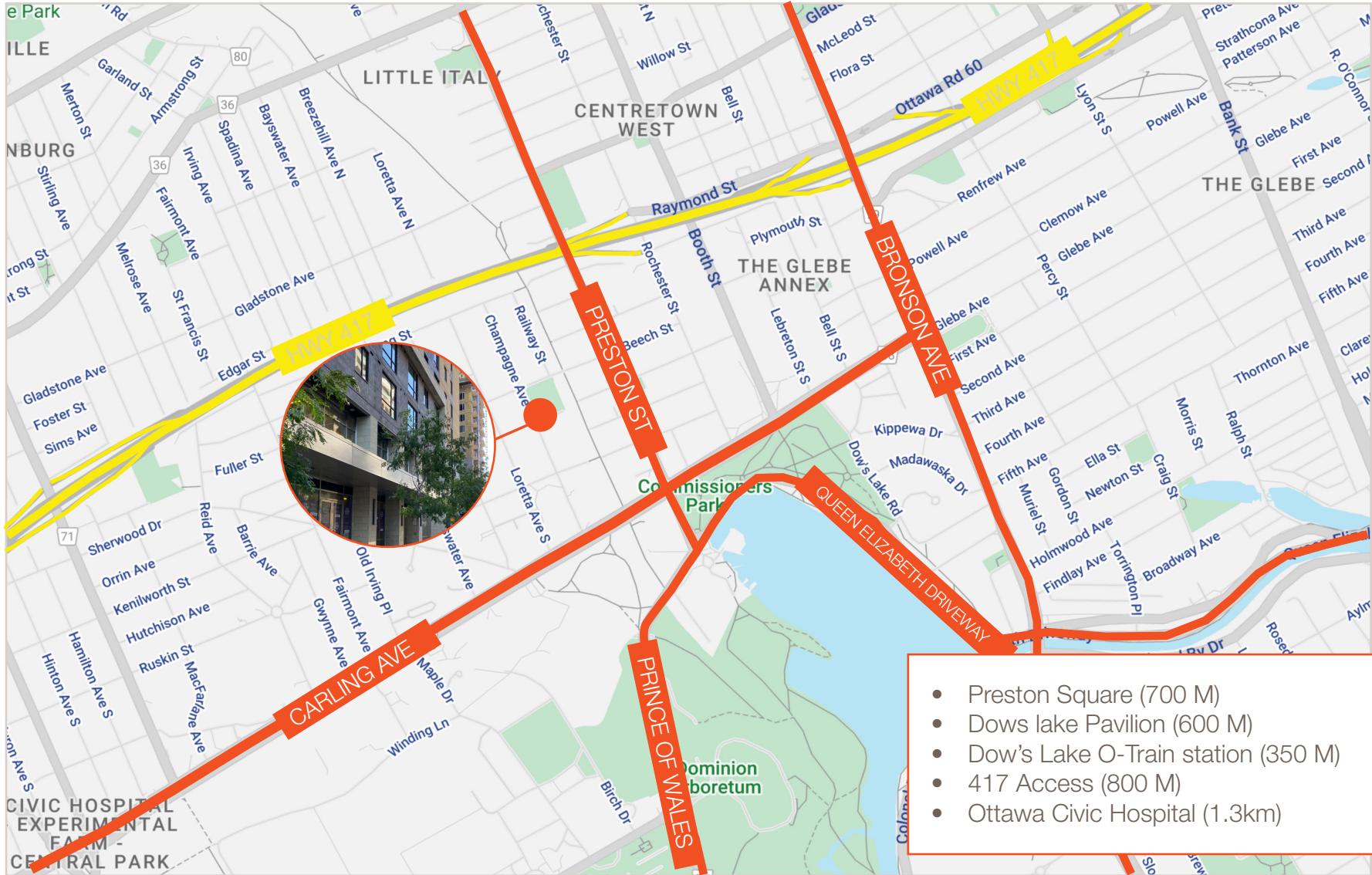
Floor Plan



Champagne Avenue South

105 Champagne Avenue South

Location Map





Brent Heeney, Sales Representative

613.963.2631

bheeney@lennard.com

420-333 Preston Street, Ottawa

613.963.2640

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

Lennard:

on behalf of

choo
communities