



## Building Information

# of Floors: 1

## Blue Heron Mall

1500 Bank Street, Ottawa, Ontario K1H 7Z2

### Building Description

- Anchored Farm Boy, Mail Box etc, Baskin Robbins, Pelican Fishery, Quizno's and Colonnade Pizza.
- Bank Street serves as a major north/south four lane artery
- Trade area population: 18,532 (0-1 miles), 167,442 (1-3 miles).
- Daily traffic count: 32,000 vehicles per day.
- Ample free parking available.
- New pylon sign complete with electronic message board.
- Excellent location, reasonable rates.
- 60,000 square feet.




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## Tenant Cost

**Operating Costs**  
\$ 7.56 /sf

**Realty Tax**  
\$ 6.55 /sf

**Other Tenant Costs**  
\$ 1.68 /sf

**Total Additional Rent**  
\$ 15.79 /sf

**Description**  
ESTIMATED Additional Rent 2023

## Retail Profile

**Number of Floor(s)**  
1

**Mall Type**  
Neighborhood Centre

## Anchor Tenants

Farm Boy

Mail Box

Baskin Robbins

Pelican Fishery

Quizno's

Colonnade Pizza