



### Building Information

Building Size: 34,000 sf

# of Floors: 1

## Shops of Main Street

1261 Stittsville Main Street, Ottawa, Ontario K2S 2E4

### Building Description

- Strategically located in the Ottawa West End High Tech trade area
- Anchored by Tim Horton's and Scotia Bank.
- Shadow Anchored by Your Independent Grocer.
- Trade Area (Goulbourn Township) 25,000
- Population growth within the last five years by 25%
- Very bright and clean building with lots of natural light
- 34,000 sq. ft. of retail development

### Features

Lighted interesection, ample parking, central location in Stittsville!



Taggart Realty Management  
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☎ 613-234-7000

✉ [leasing@taggart.ca](mailto:leasing@taggart.ca)

Angela Boddy  
Leasing Manager  
Taggart Realty Management

☎ (613)234-7000

✉ [angela.boddy@taggart.ca](mailto:angela.boddy@taggart.ca)

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<b>General</b>	<b>Building Class</b> A	<b>Building Website</b> <a href="http://www.taggart.ca">www.taggart.ca</a>	<b>Building Zoned</b> Commercial
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<b>Tenant Cost</b>	<b>Operating Costs</b> \$ 8.02 /sf	<b>Realty Tax</b> \$ 10.34 /sf	<b>Other Tenant Costs</b> \$ 1.85 /sf
	<b>Total Additional Rent</b> \$ 20.21 /sf		
	<b>Description</b> ESTIMATED Additional Rent 2024		

<b>Retail Profile</b>	<b>Number of Floor(s)</b> 1	<b>Total Retail Space (CRU)</b> 34,000 sf	<b>Total Space</b> 34,000 sf
	<b>Mall Type</b> Neighborhood Centre		

<b>Parking</b>	<b>Description</b> Ample parking
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<b>Anchor Tenants</b>	Tim Horton's	Scotia Bank	Subway
	Little Caesars	Villanova Dental	