

PRIME RETAIL UNITS AVAILABLE

Central 1 (Ottawa, ON)

1,550 SF

455 Bank Street
UNIT 2

1,550 SF

455 Bank Street
UNIT 3

Property Details

Retail Units

Units	Unit 2 Unit 3	
Square Feet	Unit 2: 1,550 SF Unit 3: 1,550 SF	
Possession	Unit 2: Immediate Unit 3: TBD	
Net Rent	\$37.00 PSF	
Additional Rent (2026)	Operating costs:	\$11.97
	Tax:	\$11.63
	Management fee:	\$2.93
	Total:	\$26.53 PSF
Location	North Corner of Bank Street & Gladstone Avenue, Ottawa, ON	

Building Specifications



Parking available
(Daily/Monthly)
Inquire for more info



Public transit



Brokers protected

Unit 2 Specifications

Currently built out including:



Modern washrooms



Changing rooms



Showers



Washer/dryer connections

Unit 3 Specifications

As is condition including:



Washrooms will remain in-tact



Backsplash, 3 Comp Sink



Water heater



Plumbing and electrical will be capped



Broom swept condition

CONTACT

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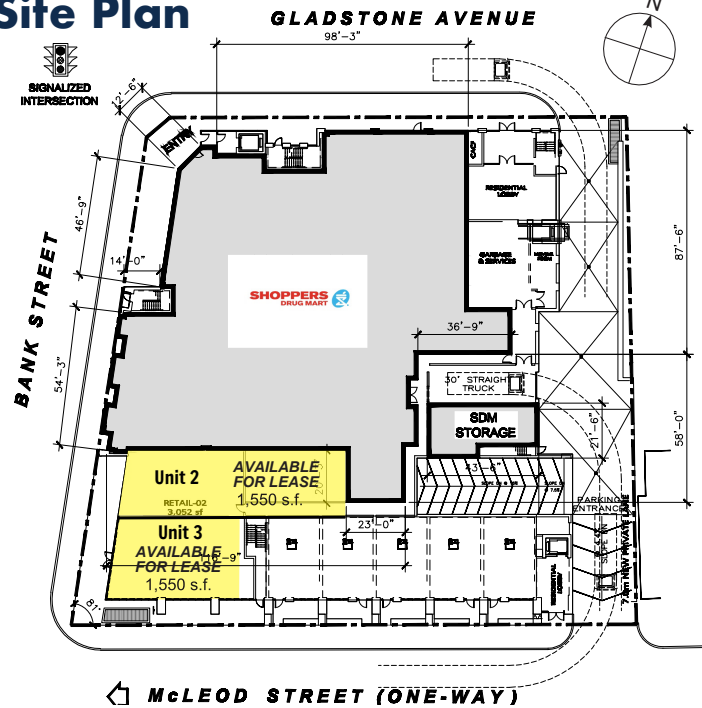
Highlights

- ▶ Prime location with frontage on one of Ottawa's busiest streets
- ▶ Surrounded by a dense residential community including Central 1 - 237 units, Central 2 - 141 units & 46 Flora Street - 115 units
- ▶ Anchored by national neighbour Shoppers Drug Mart, this site offers excellent visibility and accessibility
- ▶ Currently built out with bathrooms, Changing Rooms, Showers and Washer/Dryer Connections
- ▶ Move in ready for retail, fitness or service base businesses

Exterior Photo



Site Plan



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