

RETAIL / DRIVE-THRU LEASE OPPORTUNITY

2863 March Rd, Ottawa, On



Property Highlights

- Build to Suit– Mixed use development including Gas-bar and Convenience store
- Flexible size / layout 1200-1600 Sq Ft
- Base Rent of \$20 - \$25 per Sq Ft
- Allocation for fit-up costs
- Daily Traffic count of 20,400 vehicles per day at Highway 417 Interchange and 5,421 vehicles per day at subject property (Lessee to Verify)
- Projected 5-6 million litres of petroleum sold per year (high volume)

The highlighted property is located at 2863 March Road, Ottawa, Ontario. This location serves as a major thorough-fare from Highway 417 to the town of Almonte.

Mr Gas Limited is comprised of 31 locations, 29 of which are located in Ontario with 7 in the Ottawa region.



Paul Robillard

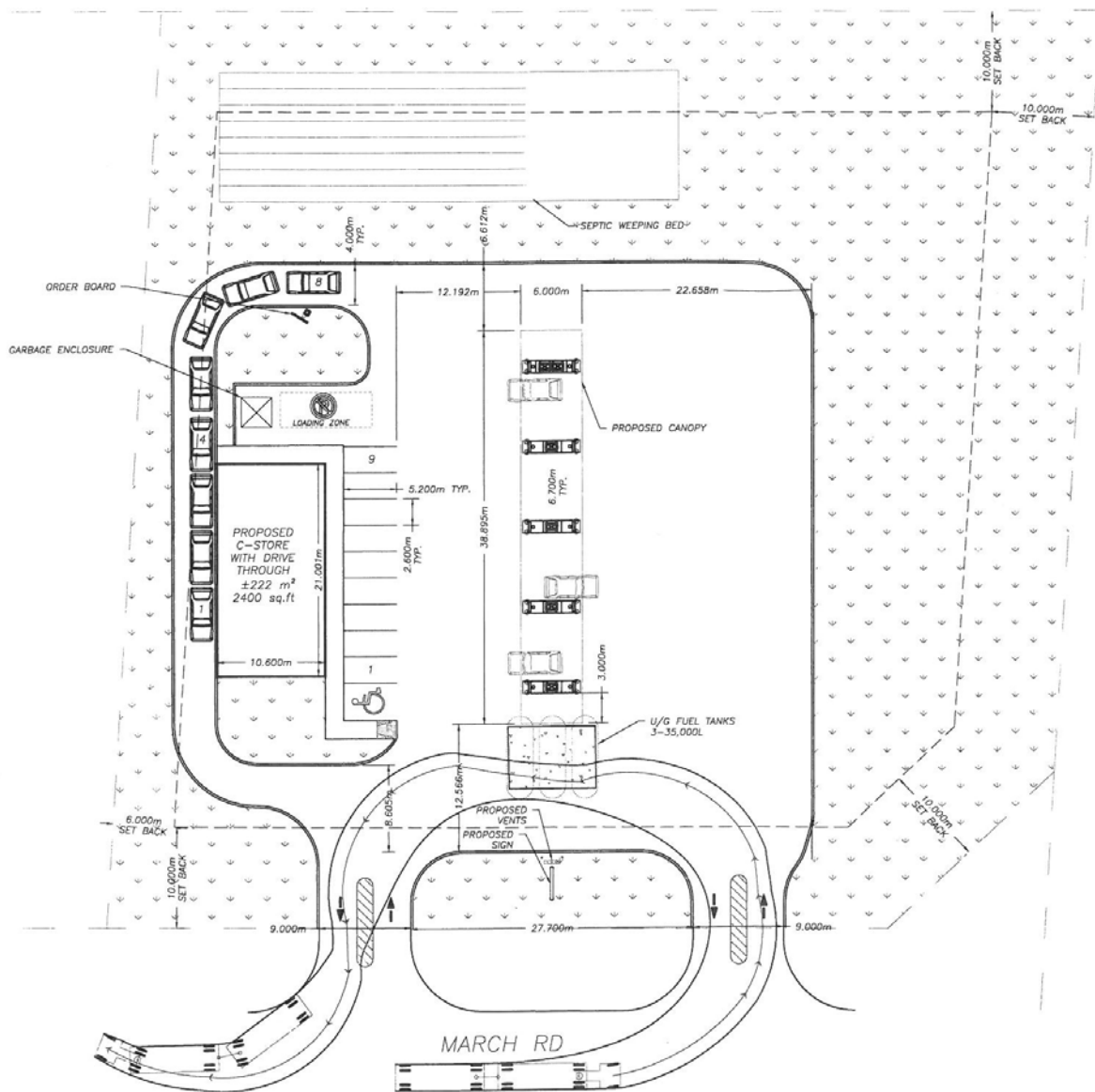
sales representative
paulr@barclaycommercial.com

613-739-3989 Ext. 224

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Potential Site Plan



ROB LYTLE'S LANE

3 2.75m
9'-07" DOUBLE GATE OPENING (3.65m MIN.)
1 typical 35x59 (2x4) CROSS 1200mm / 67" TYPICAL PRESSURE



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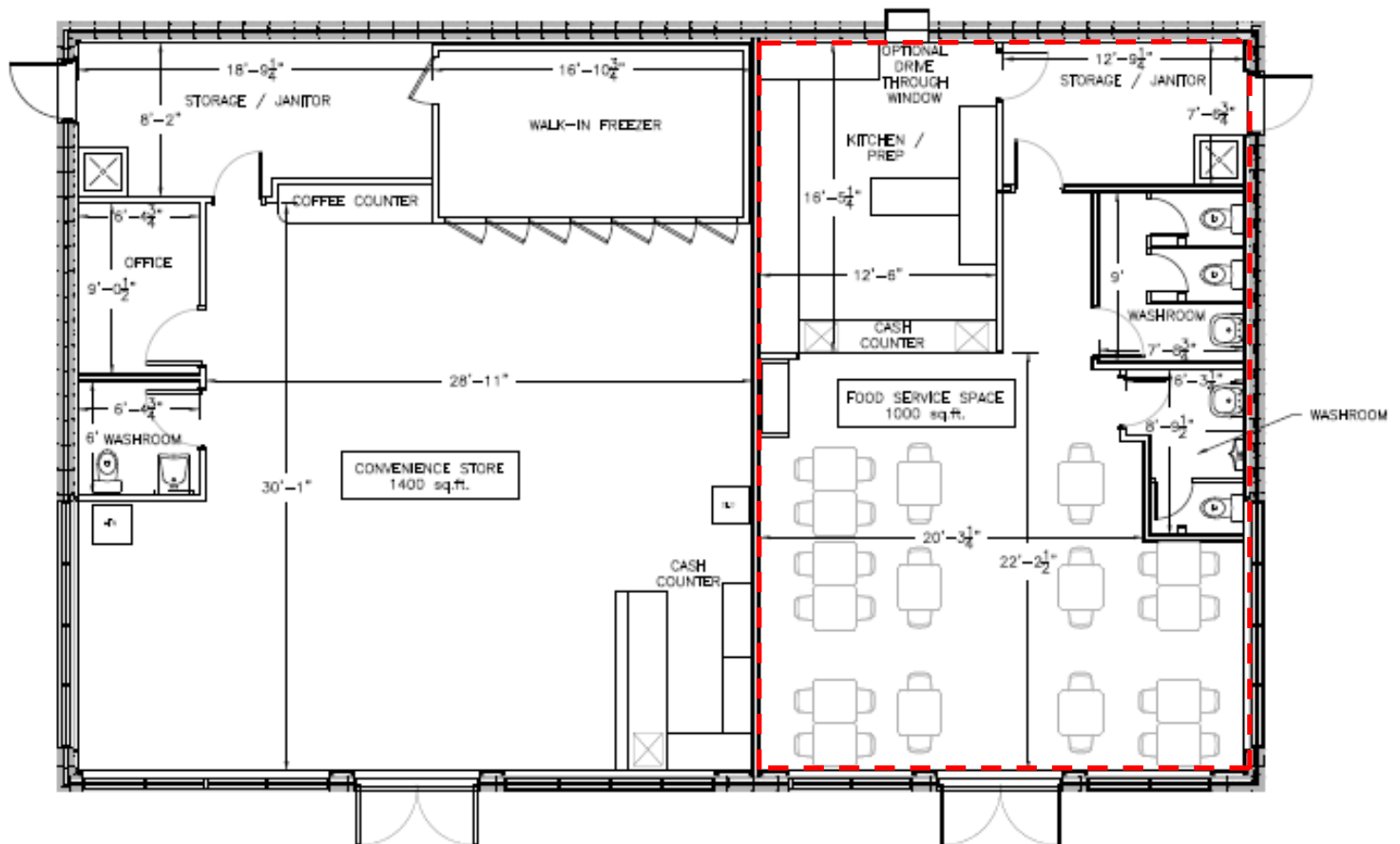
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Potential Site Plan



1 FLOOR PLAN
SK01 SCALE: SCALE_1/8\"/>



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