

# FOR LEASE

321 SOMERSET STREET E.

Ottawa, ON K1N 6W4



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#### OFFERING SUMMARY

Available SF:	1,600 SF
Lease Rate:	\$5,000.00 SF/yr (MG)
Zoning:	LC / Local Commercial

#### PROPERTY OVERVIEW

Great opportunity to lease a fully fit up restaurant in a great neighborhood with ample vehicle and pedestrian traffic. Nestled in the heart of Sandy Hill within walking distance to Ottawa University and surrounded by student and family housing. Close proximity to the Adawe Crossing bridge which easily connects you to the Overbrook community. Space features approx. 1,600 sq.ft. and is currently set up for restaurant use with ventilation in place.

#### PROPERTY HIGHLIGHTS

- Ideal for cafe/restaurant use
- Close proximity to University of Ottawa
- High vehicle/pedestrian traffic
- Utilities and snow removal extra

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Additional Photos



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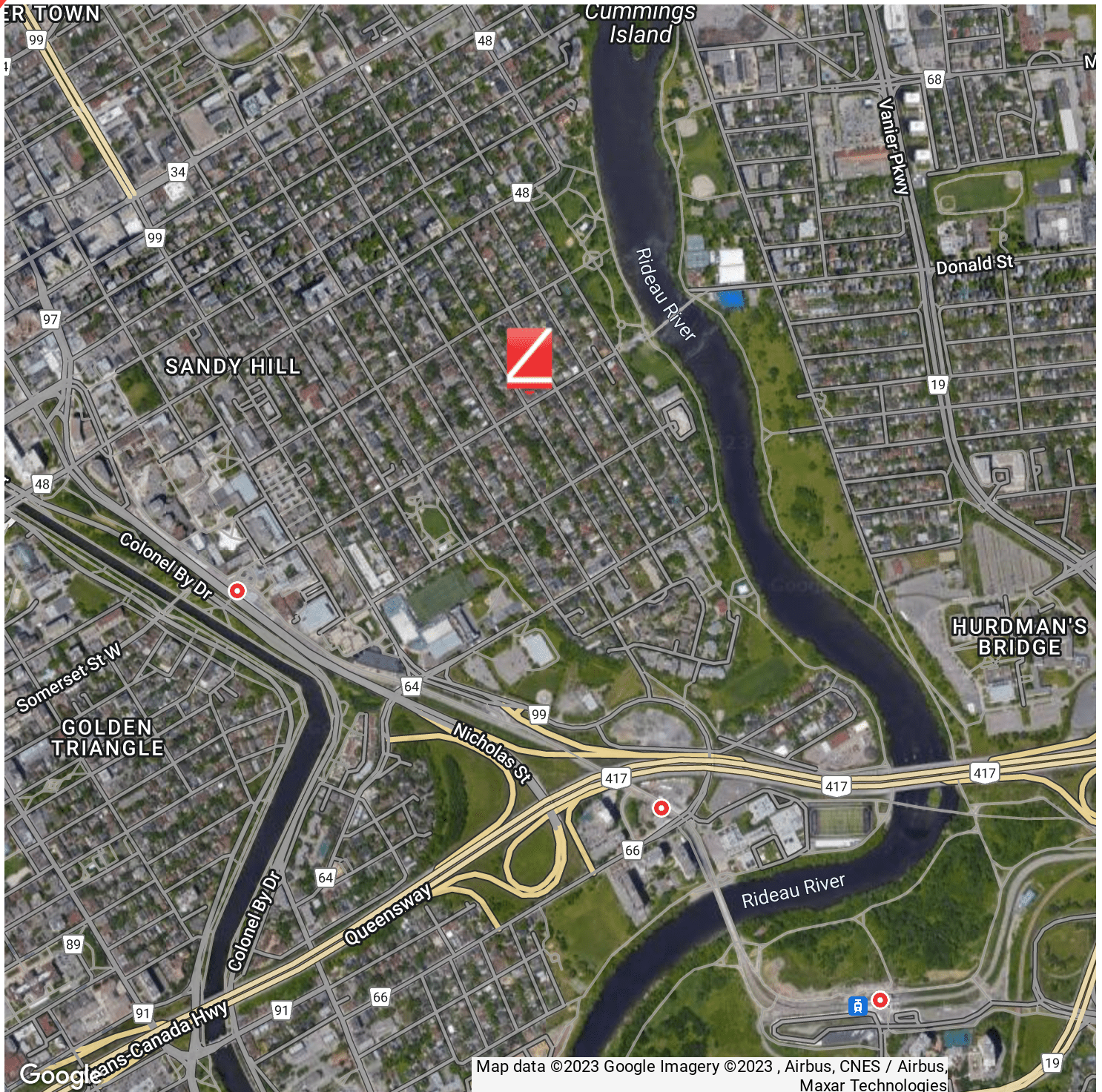
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Retailer Map



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