

FOR LEASE

RETAIL SPACE



1939 PORTOBELLO BLVD

1,500, 2150, or up to 4,300 Square Feet Available

FOR MORE INFORMATION CONTACT:



**FACILITIES
COMMERCIAL**
REALTY INC. BROKERAGE

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LOCATION:

Located in the ever-expanding area of Orleans on the corner of Innes Road and Portobello Blvd. High traffic and high exposure position in this growing residential region. Close to major retail, schools, community centres and parks. 10 minutes from the 174 highway via Trim Road and access to the 417 from Innes. Shares the site with a 24 hour Shoppers Drug Mart.

ZONING:

LC 5 – Local Commercial Zone

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Possible demise at :

+/-1,500, 2,150

or entire space at :

4,300 SF

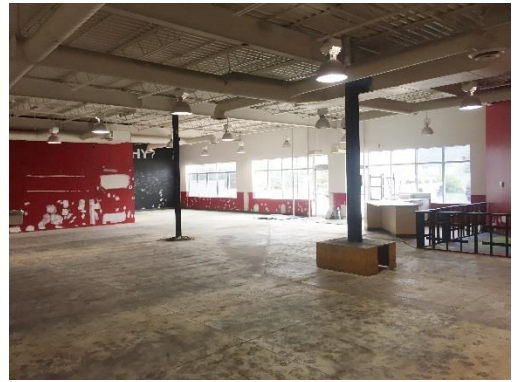
RETAIL SPACE

- Attractive stand alone unit ideal for retail, medical, professional services, recreational/athletic facility, daycare. Local commercial zone (LC5) which is open for many uses.
- Within a 2 km radius of over 8 schools, several community parks and recreational centres.
- Current floor plan is mostly open concept with 14 foot clearance throughout. Build out includes men's and women's change room/washrooms and one small office.
- Fenced in green outdoor space included
- Fantastic building and pylon signage opportunities
- 4/1000 parking ratio

\$18.00/SF Net

\$12.00/SF Operating Costs

*(Includes Operating Costs,
Property taxes, and building insurance)*



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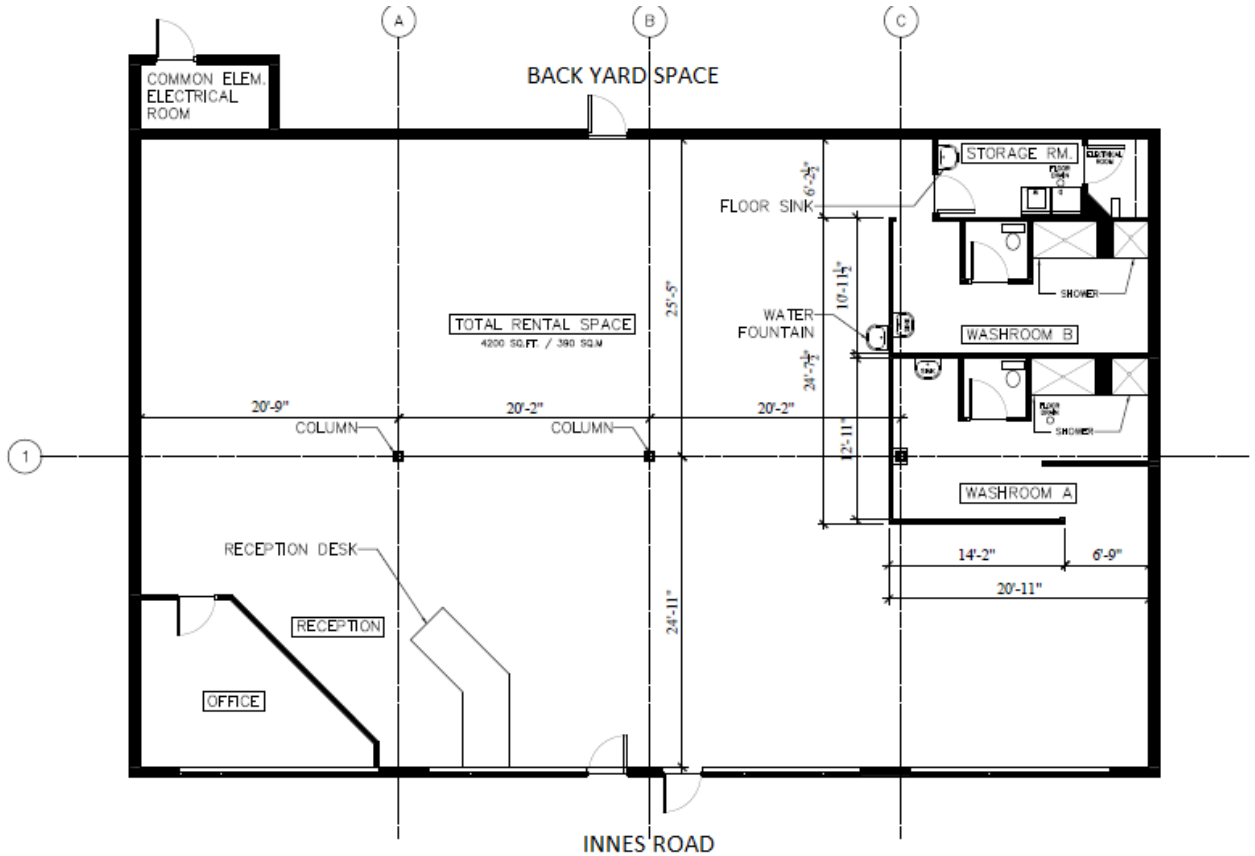
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FLOOR PLAN



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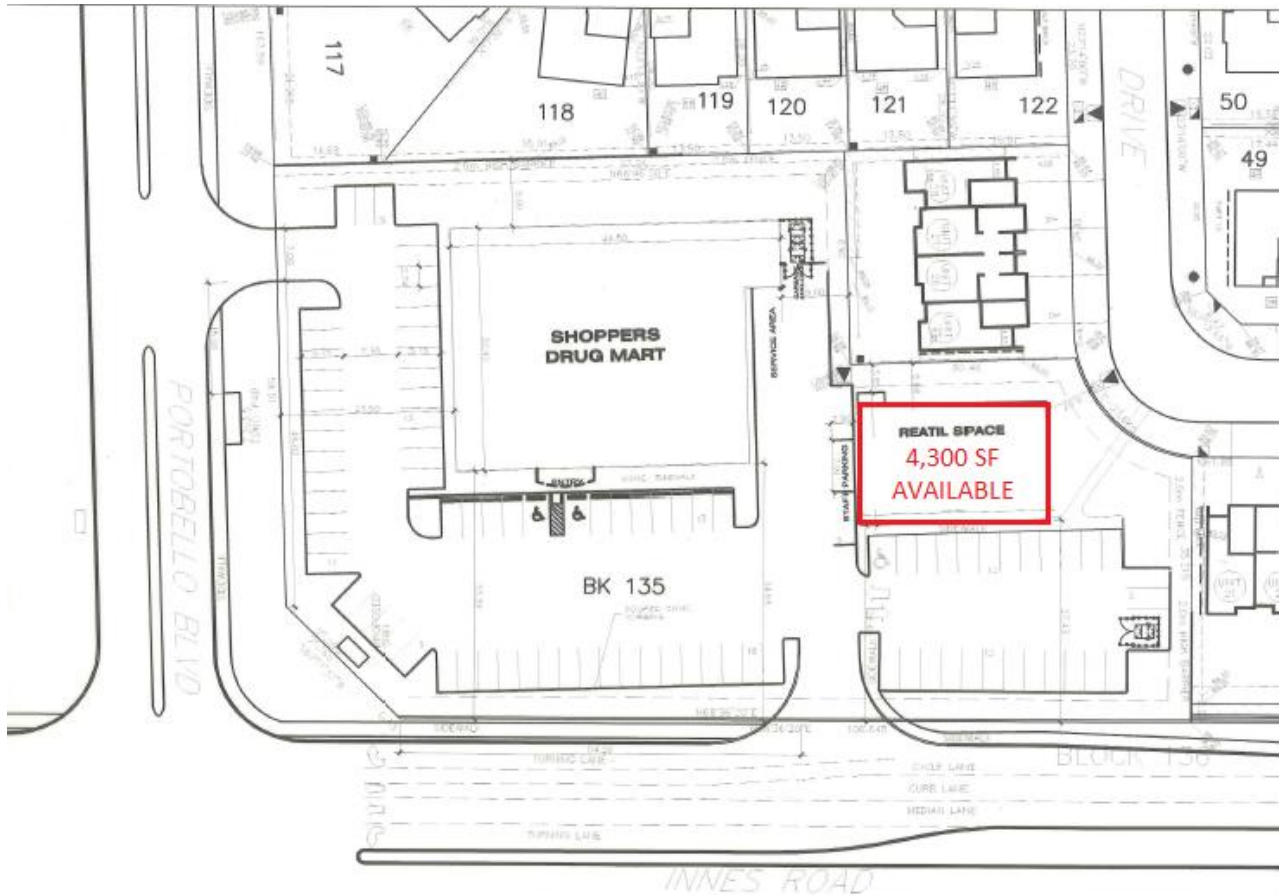
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SITE PLAN



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