

# FOR SALE

CDNGLOBAL<sup>®</sup>



**122 Clarence Street**

Ottawa, Ontario

## PROPERTY OVERVIEW

<b>ADDRESS</b>	122 Clarence Street, Ottawa, ON
<b>PIN</b>	042150101
<b>BUILDING SIZE</b>	Approx. 12,995 sq.ft.
<b>ZONING</b>	MD2 S73
<b>LAND SIZE</b>	Approx. 9,095.50 sq.ft.
<b>FRONTAGE</b>	90.11 Feet
<b>DEPTH</b>	100.53 Feet
<b>YEAR BUILT</b>	Circa 1920
<b># OF STOREYS</b>	Two storeys with part three storeys
<b>NOI</b>	Approx. \$266,835
<b>ASKING PRICE</b>	\$4,800,000



## INVESTMENT OPPORTUNITY

CDNGLOBAL is pleased to present the opportunity to acquire 122 Clarence Street, Ottawa, Ontario.

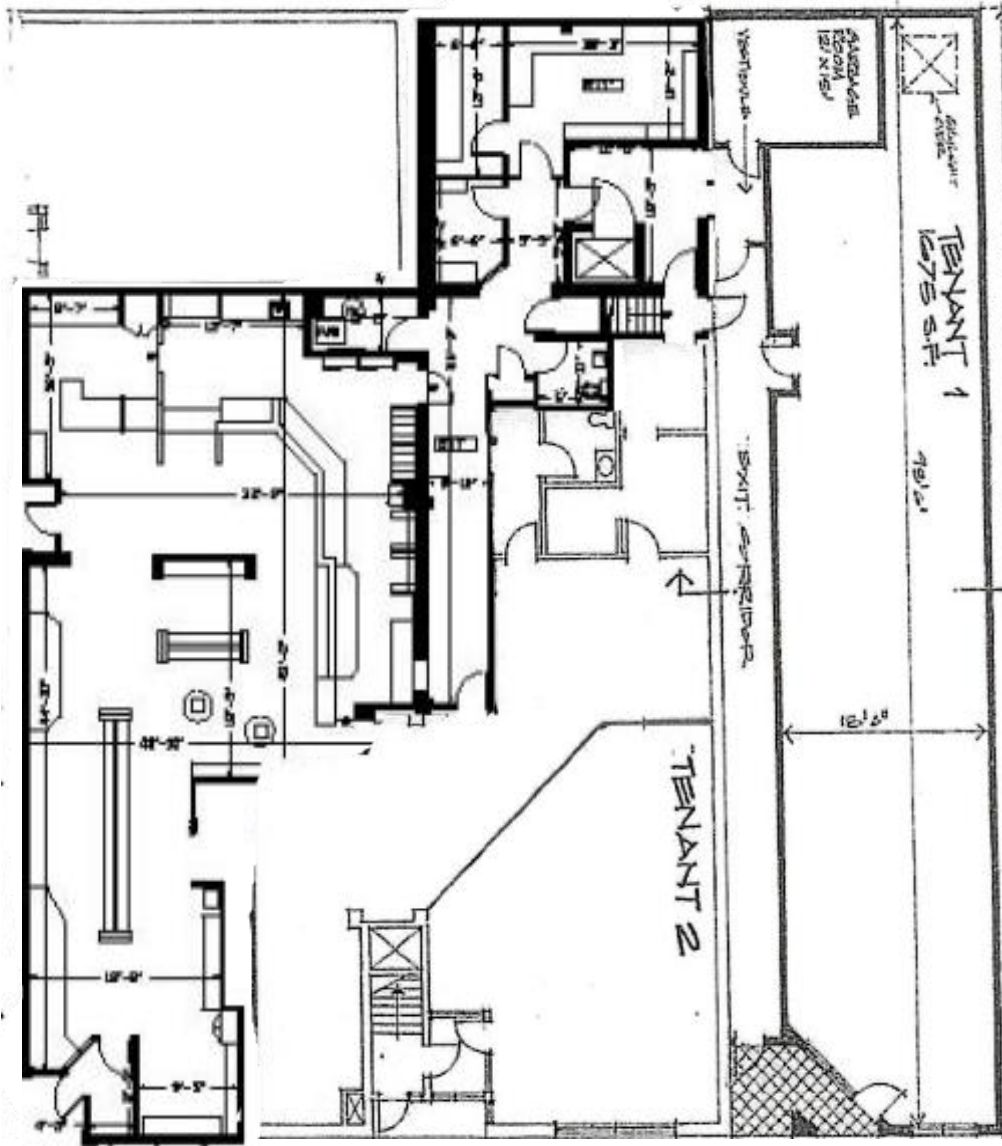
This building is conveniently located at the southwest corner of Clarence and Dalhousie between York and Clarence Streets. The property is a multi-tenant retail, office building located in the well-known ByWard Market area of Ottawa and is anchored by Shoppers Drug Mart.

The building has many advantages being close to retailers, ample restaurants, office buildings. The property has excellent visibility with pedestrian and vehicular traffic and is within walking distance to Parliament Hill, Chateau Laurier, Rideau Centre and the Rideau Canal.

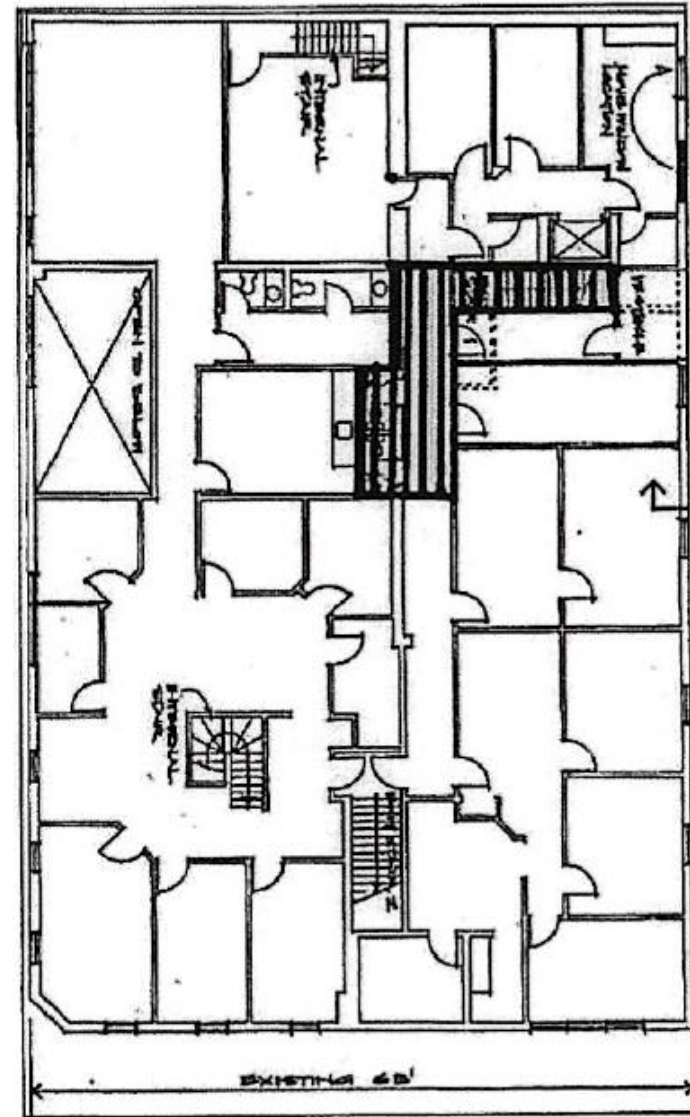


# FLOOR PLAN

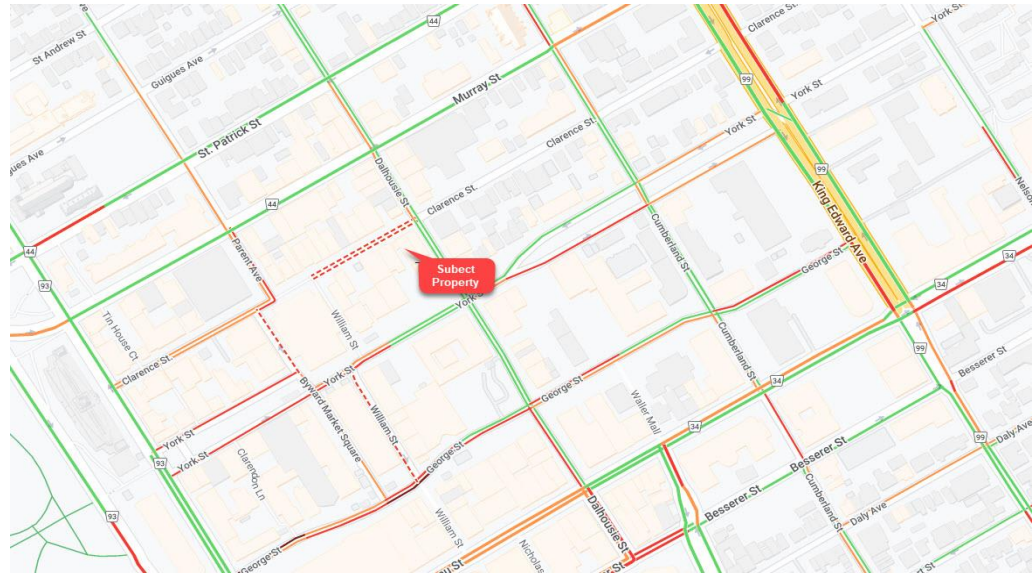
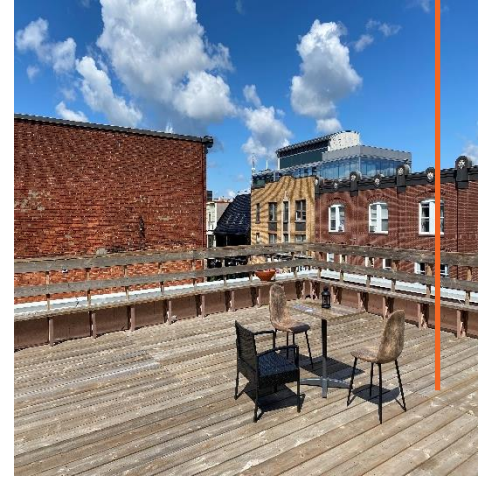
## FIRST FLOOR



## SECOND FLOOR



# LOCATION



**CDNGLOBAL**<sup>®</sup>



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