



Investment Opportunity

\$15,900,000



2430-2440 Bank Street | Hunt Club Mews | Ottawa, Ontario

GENTRY
Real Estate Services Limited
1590 Dixie Street, Ottawa, Ontario
K1G 0P3

Office: (613) 230-6050
Fax: (613) 230-4418

www.gentryres.com

EXCLUSIVELY
Offered by:



www.gentryres.com



2430-2440 Bank Street | Hunt Club Mews



Please contact:

Fred (Frederick) Crouch, FRI

Broker of Record

Direct Line: (613) 816-8306

Email: fred@gentryres.com

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Introduction and Summary

Gentry Real Estate Services Limited is offering for sale 2430-2440 Bank Street (Hunt Club Mews), a combined retail/office complex of approximately 40,000 square feet of rentable area with 165 parking stalls, situated on a fully developed 2.7 acre site.

Located at the northwest corner of Hunt Club Road and Bank Street, the property is situated in the heart of Ottawa's sprawling south end community. Based on Gentry Real Estate Services Limited analysis of short and long term demand for commercial/retail property in the South Ottawa Urban Core, this property constitutes an excellent investment opportunity.

Legal Description

2430 Bank Street 2440

CON 3 RF PT LOT 5 RP5R 9413
5R10151 PT 2 LESS RP5R-10710
PART 1 RP 5R10710PART 5 RP
PART 6 RP5R10151 PARTS 3 & 4



Site Description

The property is situated at the north-west corner of the intersection of Bank Street and Hunt Club Road in the City of Ottawa. The site can be accessed by two entrances: One is off Bank Street, on the eastern portion of the site; and the other is off Hunt Club Road, along the southern boundary of the property.

According to information supplied by the City of Ottawa Tax Department, the property has an irregular frontage of approximately 182.32 feet on the west side of Bank Street, and an approximate frontage of 330.22 feet on the north side of Hunt Club Road. The total site area is estimated to be 2.70 acres and is irregular in shape.

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Description of Improvements

This property is improved with three buildings totaling approximately 40,000 square feet of rentable area with 165 parking stalls.

2430 Bank Street is comprised of two buildings, one a single storey structure approximately 5,424 square feet on grade, and the other, approximately 17,035 square feet on grade with a second floor office component of 7,939 square feet. The second floor offices are accessed by an elevator and internal stairway. 2440 Bank Street is a single storey building of approximately 9,269 square feet divided into retail/restaurant/office areas. Total size of all buildings is estimated at 40,000 square feet including main and second floor lobbies.

Interior finish is generally similar throughout the subject, with grade level retail/office space featuring a combination of ceramic and vinyl tile flooring, drywall walls and drop acoustic tile ceilings. Grade level tenants have their own washroom facilities. Second floor office space is finished with broadloom, drywall walls, and



drop acoustic tile ceilings. Second floor tenants have shared washroom facilities. None of the buildings possess a basement. Heat and air conditioning to the property are provided by gas fired, roof top mounted units. The improvements are all of similar construction and are finished as described below.

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Rent Roll

Annual Totals | 2017

	Annual Total
SMBC	101,700.00
Listen Up	30,000.00
Dr Bernstein	33,893.34
Guardian Drugs	45,960.00
Pho Mi Bo Ga	31,800.00
Helen's Nails	25,008.00
Burrito Gringo	30,000.00
Sem Sem	36,938.23
African Queen	50,462.00
Riverside Cleaners	23,000.00
Harveys	81,000.00
Milano's Pizza	19,440.00
Super Sam Barber	17,124.66
Delivery Sushi	21,840.00
Align	19,726.00
Goss	25,726.00
Ottawa South Chiropractic	22,015.00
Dr Brunet	11,712.34
State Farm	24,372.00
SBMC	12,833.33
Shawarma Palace	110,250.00
Microplay	22,800.00
Universal Coin	21,000.00
Money Mart	24,900.00
Hi Style	14,304.00
Capital Buns	25,806.00
Pattison Sign	8,400.00

Total Net Rent & Signage	892,010.90
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Construction Details

Each of the buildings are similarly finished in the following manner:

Foundation:	Poured Concrete
Wall Framing:	Steel with Metal Studs and Drywall
Exterior Wall Finish:	Brick
Interior Wall Finish:	Drywall
Flooring:	Ceramic, Painted Concrete, and Vinyl Tile
Roof Structure:	Flat Roof, Tar and Gravel
Windows:	Typical Commercial Grade
Doors:	Typical Commercial Grade
Plumbing:	Copper and Plastic
Heating:	Gas Fired Roof Top Units
Air Conditioning:	Gas, Roof Top Units



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