

**PMML**

Unit 203  
Retail business  
204 Ch. d'Aylmer, Gatineau

**FOR RENT**



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**PMML.CA**



## RENTAL SPACE DESCRIPTION

Building on the main street in Aylmer, located directly in front of the Galeries d'Aylmer only a few minutes from the marina and close to all services. Local located on the RC with a rental area of 874 square feet.

### STRATEGIC AREA FOR

Retail or restaurant

### SERVICES OFFERED IN THE BUILDING

Shawarma Restaurant

Hairdresser

Professional offices on the 2nd and 3rd floor of the building

**AVAILABLE AREA SQ. Ft.**

879 SQ. Ft.



**AVAILABILITY**  
Now

**CONTIGUOUS SPACE**  
Yes

**CONTIGUOUS AVAILABLE AREA**

**Transit Score**  
47



**Bike Score**  
64



**Walk Score**  
81



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Descriptive sheet generated on : 2022-03-17 10:18

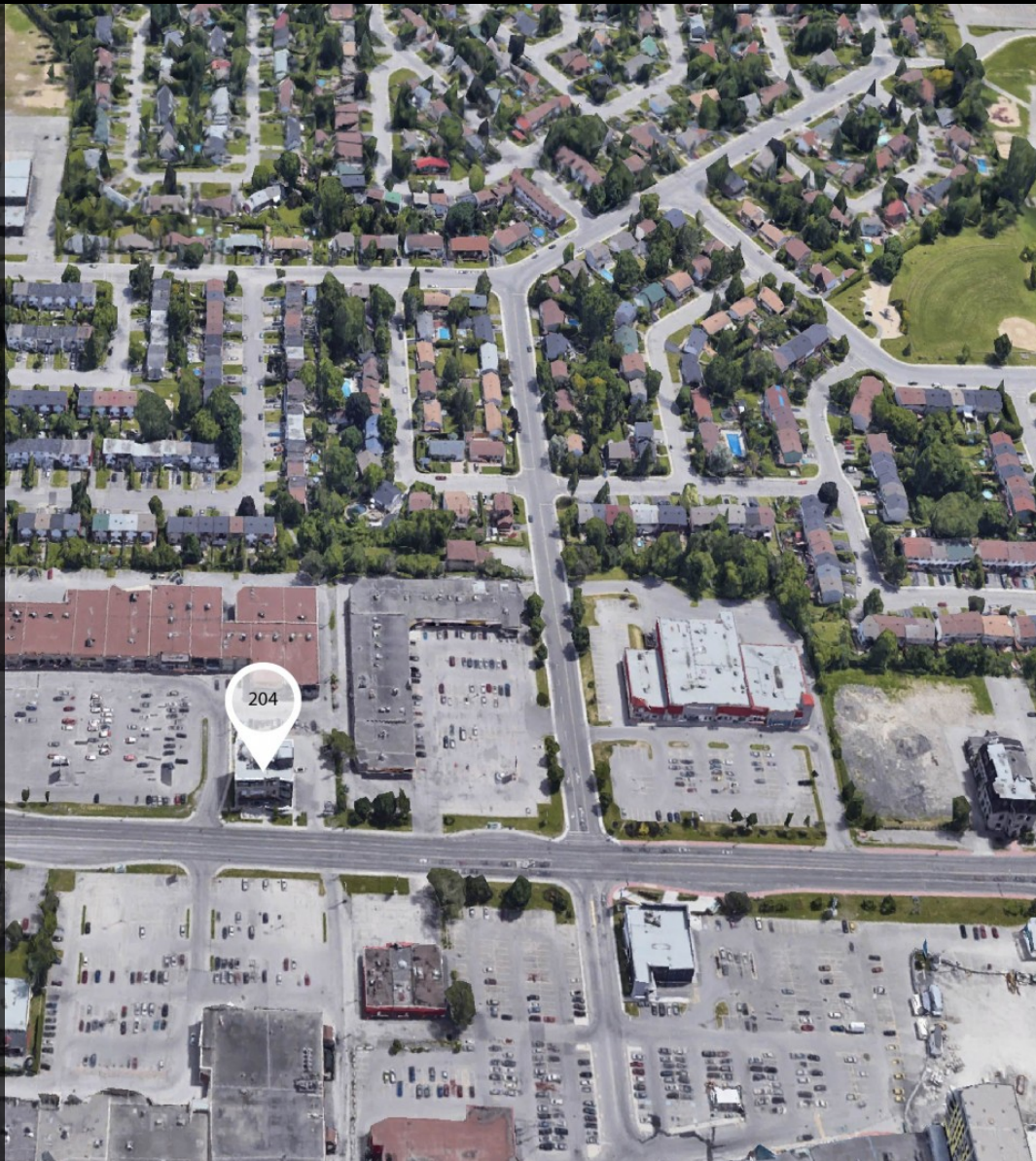




204 Ch. d'Aylmer, Gatineau

## MAIN ATTRACTIONS OF THE AREA

- Large outdoor parking lots for customers
- Very good visibility for an Aylmer business
- Commerce with storefront
- Common picnic table for the shops downstairs



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# CHARACTERISTIC OF THE SPACE

**YEAR OF RENOVATION**

Non

**CURRENT DEVELOPMENT**

Empty

**FREE HEIGHT**

To be verifie

**RECEPTION AREA**

No

**INTERNET AND TELECOM**

Yes

**SECURITY**

No

**MEETING ROOM**

No

**HEATING**

Yes

**MANAGER'S OFFICE**

No

**KITCHENETTE**

No

**AIR CONDITIONING**

Yes

**DAILY CLEANING**

No

**WASHROOMS**

Yes

**ELECTRICITY**

Electric Baseboards

**ELEVATOR**

No

**OTHER INFORMATION**

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

**#**

203

**FLOORS****AVAILABLE AREA**

879 SQ. FT.

**BASE RENT**

24,00 \$ / SQ. FT. +GST/+PST

**ESTIMATED ADDITIONAL RENT**

9\$ / SQ. FT.

**ALLOCATION****AVAILABILITY**

Now

10 YEARS

**#**

203

**FLOORS****AVAILABLE AREA**

879 SQ. FT.

**BASE RENT**

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**ALLOCATION****AVAILABILITY**

Now

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## ACCESS

Via Chemin d'Aylmer

### PUBLIC TRANSPORTS

Yes

### BIKE STORAGE

Yes

### INTERIOR PARKING

No

### PRICE RESERVED PARKING SPACE

No

### OUTDOOR PARKING

Yes

### PRICE NON-RESERVED PARKING SPACE

Free

## ZONING

To be verified

### SIGNAGE OPPORTUNITY

To be verified



