



The Next Generation ★ "INS MARKET" HAS ARRIVED



90 Sparks, Ottawa, ON

HOME TO A NUMBER OF FEDERAL GOVERNMENT OFFICES

ON SOUTH SIDE OF SPARKS STREET, EAST OF METCALFE IN THE MAIN LOBBY

LOTTERY APPROVED

HIGH PEDESTRIAN TRAFFIC

\$110,000

INVESTMENT GUARANTEED!

SIZE: 1,090 SQ. FT. APPROXIMATELY • TYPE: IN LINE

TERM: 4 YEARS PLUS A 5 YEAR OPTION • SECURITY: \$10,000

ROYALTY: 1% OF GROSS LOTTO SALES +\$600 AND APPLICABLE TAXES

RENT: \$4,970 PER MONTH GROSS + TAX + UTILITIES

AVAILABILITY: IMMEDIATELY

**PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**

RYAN EARL

SALES REPRESENTATIVE/DIRECTOR OF FRANCHISING

c: 416.618.0054

o: 416.530.1080

RyanEarl@chirealestate.ca

ORI GRAD

MANAGING DIRECTOR & BROKER

o: 647.347.9723

CHI@chirealestate.ca

CHirealestate.ca

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