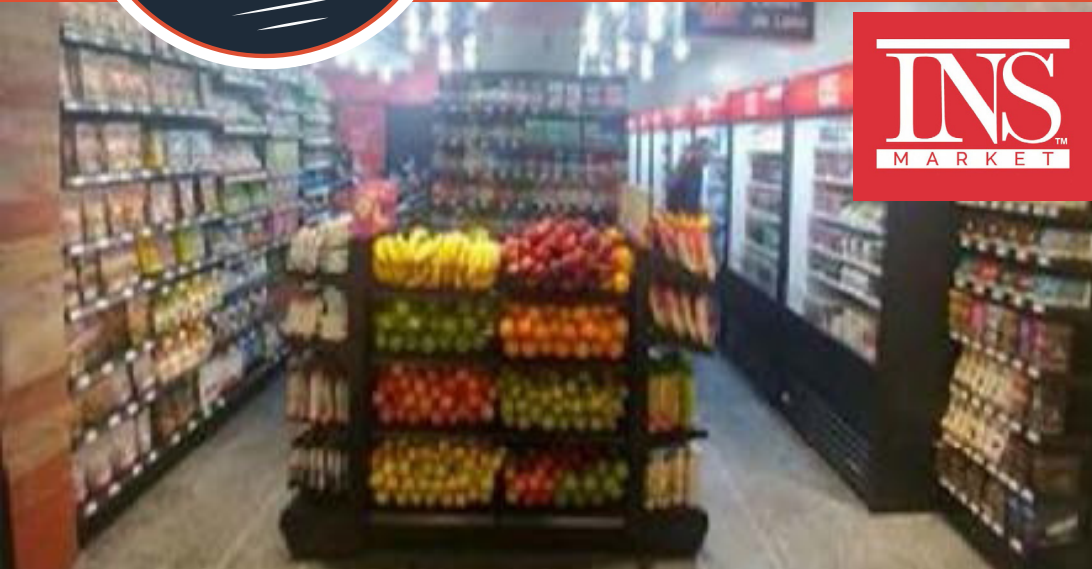




The Next Generation ★ "INS MARKET" HAS ARRIVED



Copeland Building, Ottawa, ON

DOWNTOWN CORE,

100% LEASED OFFICE BUILDING

ON THE CORNER OF KENT & ALBERT GREAT STREET EXPOSURE

HIGH PEDESTRIAN TRAFFIC, CLOSE PROXIMITY TO O-TRAIN

\$125,000

INVESTMENT GUARANTEED!

SIZE: 1,319 SQ. FT. APPROXIMATELY

TERM: 2 YEARS PLUS A 5 YEAR OPTION • SECURITY: \$10,000

ROYALTY: \$600 PLUS APPLICABLE TAX

GROSS RENT: \$4,189 MONTHLY PLUS UTILITIES PLUS TAXES

SUBJECT TO VACANT POSSESSION

**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.**

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