

# Bank On It!

## PROMINENT DOWNTOWN OTTAWA WORKS FRANCHISE

580 Bank St K1S 3T3



ASKING \$399,000

On Busy Bank Street in the  
Amazing Glebe Neighbourhood.  
One of The WORKS iconic original  
locations, founded in Ottawa.

- 1,325 SQFT
- TOTAL RENT \$9,385.42 (+ HST)
- CURRENT LEASE EXPIRES SEPTEMBER 2024
- NEW LEASE TERM AVAILABLE
- LLBO - 78 INTERIOR + 6 PATIO (CAN BE EXTENDED)
- FULL BASEMENT
- MUST REMAIN BRANDED FRANCHISE LOCATION
- LOCATED IN DOWNTOWN OTTAWA BETWEEN UNIVERSITY OF OTTAWA & CARLETON UNIVERSITY

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.



### CHRISTIAN PETRONIO

DIRECTOR OF HOSPITALITY DIVISION  
& SALES REPRESENTATIVE

T: 647.299.5483

CPetronio@chirealestate.ca

### ORI GRAD

MANAGING DIRECTOR & BROKER

O: 416.953.3052

OriGrad@chirealestate.ca

**CHirealestate.ca**

*Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate*

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated  
This document is not meant to solicit existing listings. (12.2002).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.