



➤ Premier Urban Investment Opportunity

# 71-73 WILLIAM STREET & 80 GEORGE STREET | OTTAWA

Investment Summary >>>







# THE OPPORTUNITY

## 71-73 William Street and 80 George Street, Ottawa, Ontario

(the “Property”) represents an outstanding opportunity to acquire a 100% freehold interest in a boutique mixed-use commercial building in the heart of Ottawa’s historic ByWard Market. The Property is comprised of a two-storey, approximately 10,500 square foot (“SF”) building with exceptional street-front exposure to the pedestrian friendly ByWard Market. The property is currently 100% occupied by Menchie’s and Crazy Moose on the ground floor and features nine (9) fully occupied apartments on the second floor.



**BUILDING AREA**  
**~10,500 SF**



**SITE AREA**  
**5,527 SF**



**STOREYS**  
**2 STOREYS**



**ZONING**  
**MD2-S73**

Mixed Use  
Downtown Zone  
with Heritage  
Overlay



**FRONTAGE**  
**37.5'** on East side  
of William St.



**OCCUPANCY**  
**100%**



**TENANTS**  
**2 COMMERCIAL**  
**9 RESIDENTIAL**

**25.72'** on South side  
of George St.

# ESTABLISHED TENANCY

The property is fully leased to Menchie’s and Crazy Moose at street level. California based Menchie’s was founded in 2007 and is the largest self-serve frozen yogurt franchise in the world, boasting 300 locations globally with another 300 in further development. Having been in operation since 2012, the Menchie’s franchise location at 80 George Street has a proven track record. Crazy Moose is owned by Island Beach Company, a Prince Edward Island based souvenir retail company with 18 locations in the Maritimes and Ottawa. Island Beach Company was founded in 1988 and Crazy Moose Ottawa has been in operation since 2018.

# EXCEPTIONAL DESIREABLE LOCATION

Established in 1826, the ByWard Market (“the Market”) is Ottawa’s premier location for shopping, dining, entertainment, and culture. Featuring a pedestrian friendly approach, tourists and locals alike can easily browse the expansive selection of restaurants, artisan shops, heritage buildings, and the year-round open-air farmers’ market that the area has to offer. Granting Ottawa residents easy and rapid transit access to the Property and the Market is the Confederation Line

(O-Train Line 1) of Ottawa’s LRT system. Stage One of Ottawa’s LRT system was opened to the public in 2019 and included 17 total stations across four O-Train Lines. Stage Two is currently under construction to massively extend the lines to the west, east, and south while adding 44 kilometers of track and 24 new stations. The closest stop to the Property is at Rideau Station, located in the adjacent building to the Property at the corner of William Street and Rideau Street. In addition to the LRT system, Ottawa City Council approved a plan worth \$129 million in 2021 to rejuvenate the Market and augment its tourism draw. The plan includes adding new features such as a new pedestrian spine along William Street, a civic square, and flexible public spaces for events.

The Market is uniquely situated within Ottawa and has excellent accessibility to some of Canada and Ottawa’s most prominent attractions. Located within a short walking distance to the east of the Property are Parliament Hill (10 min), Major Hills Park (7 min), and Ottawa’s downtown office core (7 min). A short walk to the south of the Property is the Rideau Centre (2 min), a 1.13 million square foot enclosed shopping center anchored by Simons and Nordstrom. The Rideau Centre is a retail and transit hub in the area with 183 stores and over half of all bus transit routes in Ottawa passing through the Centre. Further to the south is the University of Ottawa Campus (7 min) which is home to approximately 52,000 students and staff. To the north of the Property is the National Gallery of Canada (11 min) and the Ottawa River. With its exceptional location, the ByWard Market has cemented itself as a tourist hub by drawing 50,000 visitors each weekend during summer months.



## DEMO GRAPHICS



2021 TOTAL  
POPULATION

3 KM: **105,497**  
5 KM: **246,248**



2021 AVERAGE  
HOUSEHOLD INCOME

3 KM: **\$114,513**  
5 KM: **\$107,758**



PROJECTED POPULATION  
GROWTH (2019-2029)

3 KM: **13.5%**  
5 KM: **14.3%**



# OFFERING PROCESS

## Offering Structure

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

## Free and Clear

The Property will be offered for sale free and clear of existing financing, enabling a prospective purchaser to take advantage of historically low interest rates and maximize leveraged returns on the investment.



## All inquiries regarding the Properties should be directed to:

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