



For Lease

3210 Swansea Crescent

**Lennard:** Imagine the *Possibilities*.

**Epic**  
Investment  
Services

# 3210 Swansea Crescent



Available Space

3,100 SF



Gross Rent

\$6,135.42 per Month



Availability

Immediate



Zoning

IH



Shipping

1 Garage Door



Clear Height

14'



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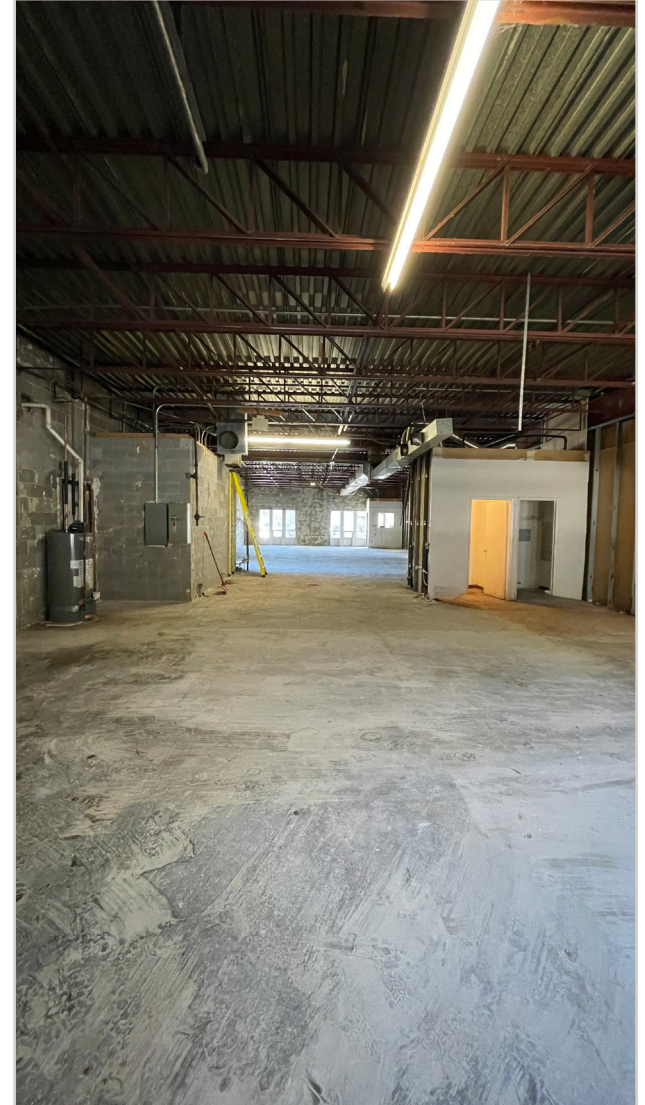
## Property Highlights

- Rent Breakdown: Net Rent \$16.50 PSF, Additional Rent \$7.32 PSF
- Located within the Hunt Club and Walkley submarket, an established industrial neighbourhood within Ottawa's east end.
- The property is a multi-tenant industrial and commercial building.
- Close proximity to Highway 417 and other important local arterials.
- Currently restaurant use, but landlord willing to convert to industrial showroom, workshop space
- Has concrete pad adjacent to unit for outside storage or more parking

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Photos

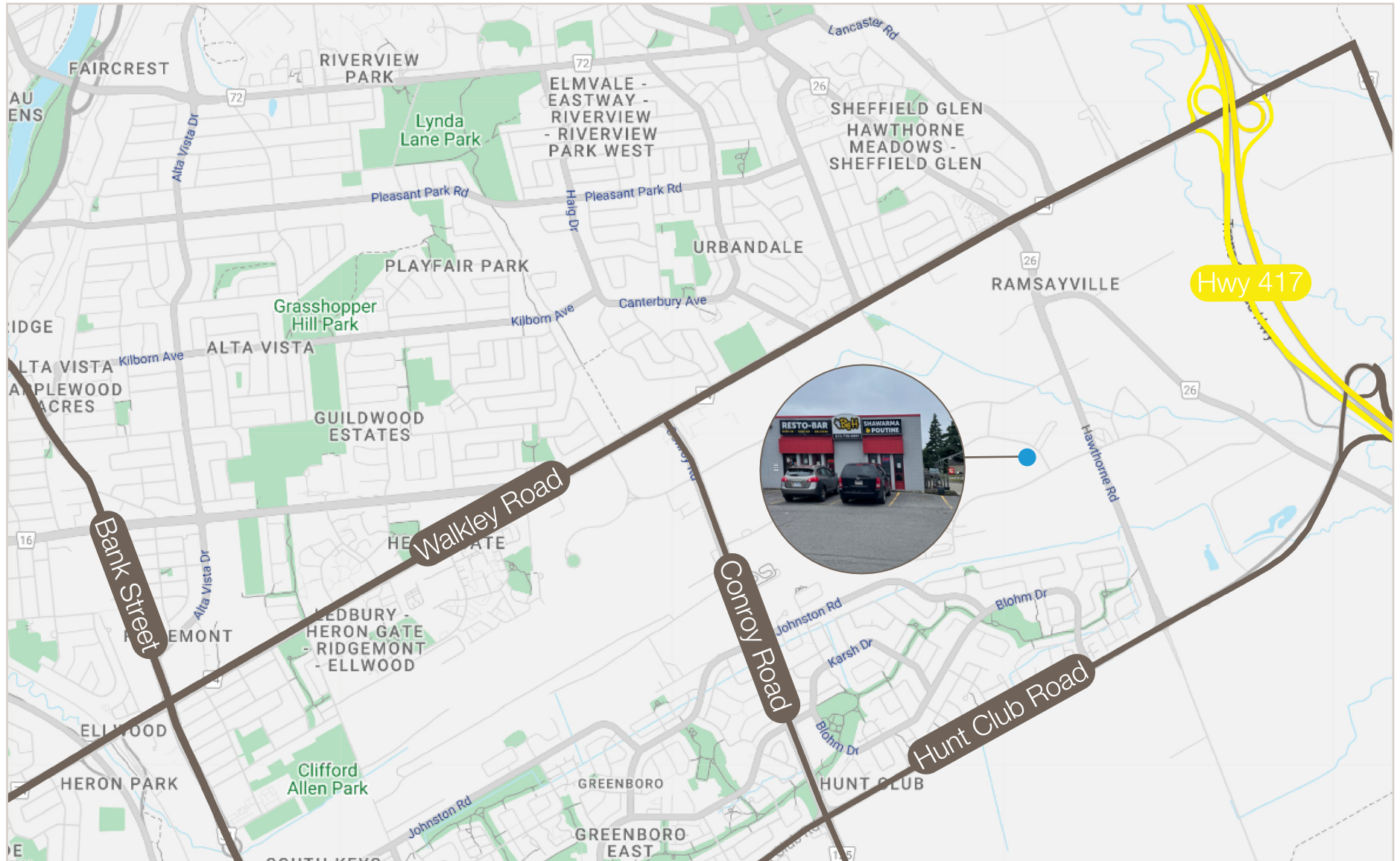


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## Location Map



**Lennard:**



## Lennard:

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