BGO Properties



WALKLEY CENTRE

OTTAWA, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

ALGONQUIN CAREERS ACADEMY

WALKLEY CENTRE

OTTAWA, ON

Walkley Centre is located on the northwest corner of Walkley Road and Bank Street, which is a major north/south road connecting the Trans-Canada Highway to Highway 32. This centre is in close proximity to dense residential neighbourhoods, with a population of approximately 180,000 within a five kilometre radius.

value village™



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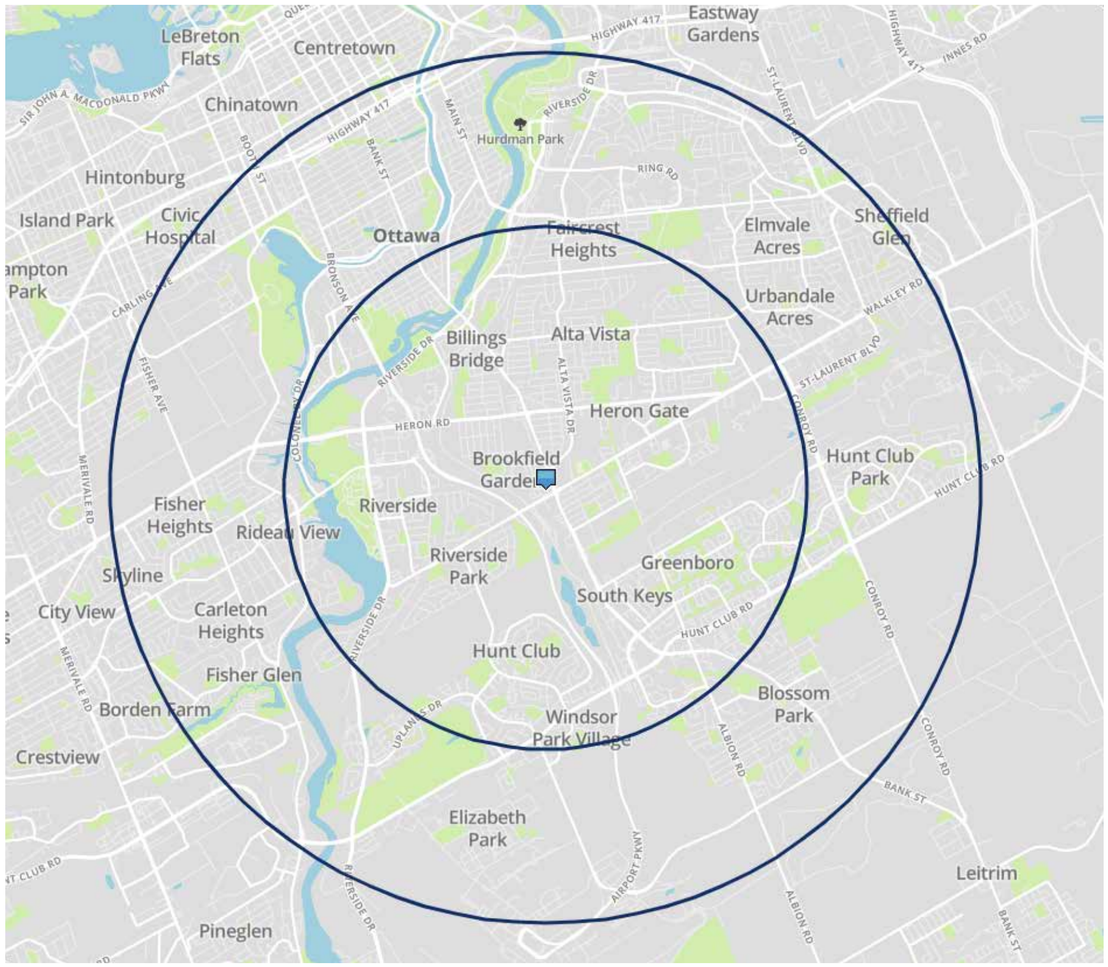
PROPERTY HIGHLIGHTS

ADDRESS	**1840 - 1846 Bank Street, Ottawa, ON K1V 7Y6**
MAJOR INTERSECTION	Walkley Road and Bank Street
GLA (SQ. FT)	**43,240**
NUMBER OF STORES AND SERVICES	**6**



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DEMOGRAPHICS

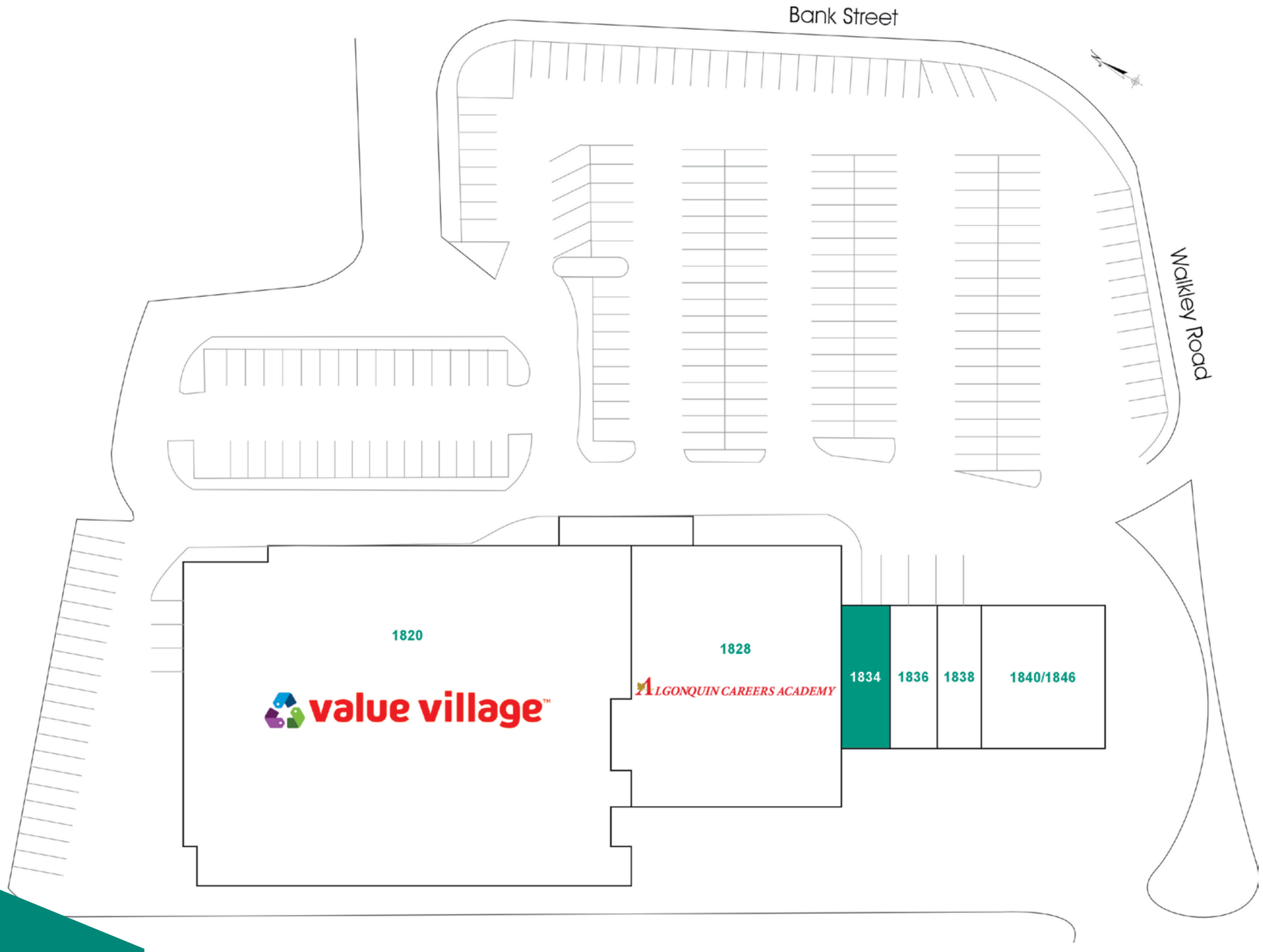


TRADE AREA (2025 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	43%	41%
	TRADE AREA POPULATION	82,303	202,295
	AVERAGE HOUSEHOLD INCOME	$137,898	$139,330

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SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1820	Value Village	26,218
1828	Algonquin Careers Academy	10,200
1834	Available	963
1836	Bel-O-Sol	975
1838	Savannah Afro Caribbean	960
1840/1846	Hera Beauty	3,924

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