

\$2,632 - Unit 3 - 104 Elgin Street W, Arnprior

MLS® #X12435794

\$2,632

0 Bedroom, 1.00 Bathroom, 1,755 sqft

Retail on 0.00 Acres

550 - Arnprior, Arnprior, Ontario

Rarely available 1,755 SF END CAP retail unit at 104 Elgin Street West in Arnprior. Located directly across from Town Hall and steps from major retailers, this space offers strong exposure and visibility. Features include a basement at no additional cost, a side loading door, and a tenant mix including Pharmasave, the Royal Ottawa Mental Health Clinic, and a laundromat. Clean retail use is preferred. The unit is being rebuilt and refreshed following a 2024 fire, providing the opportunity to occupy a new space in a highly desirable location. Positioned in a bustling commercial corridor with strong pedestrian and vehicle traffic, the site offers ample street parking plus plaza parking and is easily accessible from Highway 417 and major connecting roads. Arnprior is a growing community only 30 mins outside Ottawa on HWY 417. Ideal for medical users, professional users, personal care, retail, office uses. Please do not visit site as construction is still ongoing, expected to be completed Nov 1, 2025. Landlord to provide a shell to the tenant, and provide 1 washroom (all fixtures), all flooring, t-bar ceiling, lighting etc. Storage in basement is free included in price! TMI is \$1170/month in addition to the base rent. *some photos are edited* (id:6289)



Essential Information

Listing # X12435794

Price \$2,632

Bathrooms	1.00
Square Footage	1,755
Acres	0.00
Type	Retail

Community Information

Address	Unit 3 - 104 Elgin Street W
Subdivision	550 - Arnprior
City	Arnprior
Province	Ontario
Postal Code	K7S1N8

Amenities

Parking Spaces	20
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Unit=30 x 58.5 FT
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Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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