



474 HAZELDEAN ROAD
UNIT 13B

PROPERTY HIGHLIGHTS

- Corner location on one of Kanata's busiest arterial streets
- Conveniently located along Hazeldean Road, minutes away from Highway 417
- Full-movement access, providing convenient ingress and egress from both directions of travel
- Pylon signage available, exposing your business to approximately 25,200 vehicles per day
- Established retail node with major retailers in close proximity such as: Dollarama, Freshco, LCBO and PetValu
- Landlord repaving parking lot and renovated tenant exterior entrances in Summer 2026
- Ample free parking



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OFFERING SUMMARY

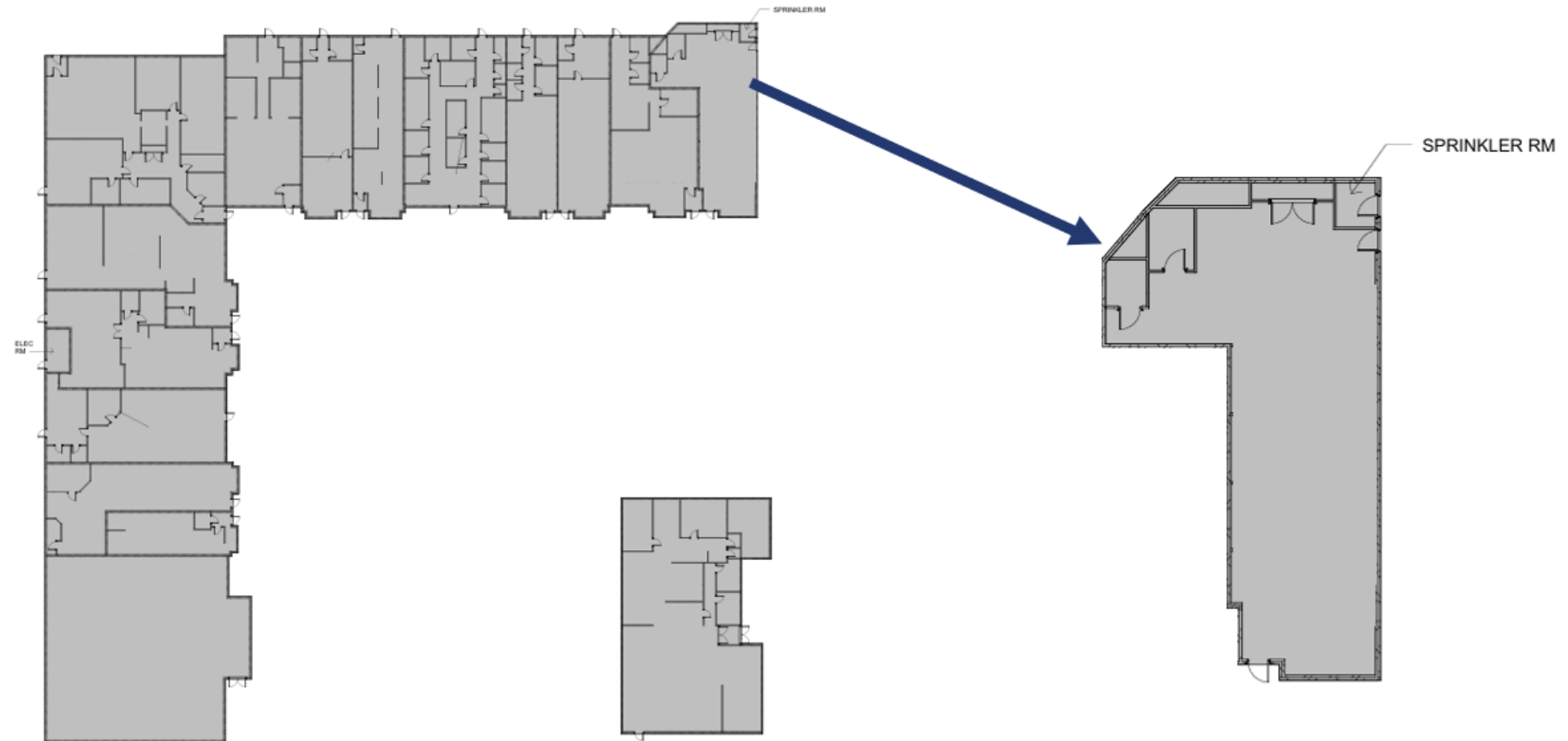
AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office/Retail	1,590 SF	\$46.00	\$18.24 + utilities (est. 2026)

UNIT HIGHLIGHTS

- 1,590 SF end-cap retail unit
- The suite can be combined with the adjacent unit for max contiguous space of 3,159 SF
- Approximately 17 feet of frontage along Hazeldean Road and 67 feet along Castlefrank Road
- Prominent pylon signage available on all three sign faces, with exposure to Hazeldean Road and Castlefrank Road
- Potential for an outdoor patio, subject to municipal approval
- Existing 4-ton HVAC unit with duct distribution
- Mainstreet Zone 2 zoning, permitting a broad range of commercial uses

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FLOOR PLAN



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MAP



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