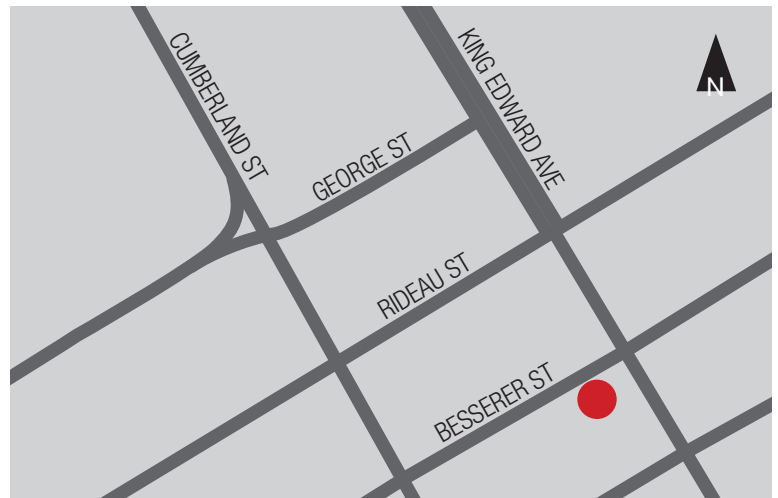


**RICHCRAFT**

**GALLERIA 2**  
**238 BESSERER STREET**  
RETAIL



These modern ground floor flex retail space is available in the contemporary, luxury high-rise condominium building built by Richcraft. Ideal for professional office, café, and service retail uses.



**RETAIL**  
**UNIT B – 607 SQ. FT.**

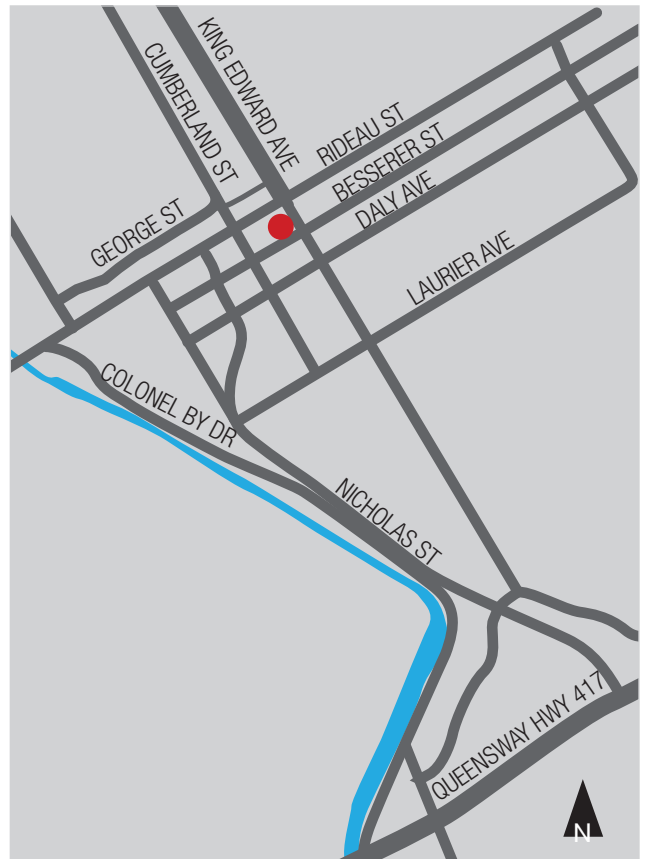
- Net Rental Rate: \$35.00 PSF
- Operating Costs: \$18.84 PSF (est 2025)
- Currently built out as modern café
- Storefront Signage along Besserer Street
- 1 parking space included with unit
- Available Immediately

**LOCATION**

238 Besserer is in downtown Ottawa, on Besserer Street at King Edward Avenue, just south of Rideau street. Located just steps away from the Rideau centre, Byward Market, Central Business District, and University of Ottawa. The units are easily accessible both to Highway 417 and the bridge to Quebec.

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