

FOR SALE

470 SOMERSET STREET WEST

Ottawa, ON K1R 5J8



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

TANYA WOLFGAM
+1(613)447.2205
tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST OTTAWA, ON K1R 5J8

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000.00
Building Size:	4,689 SF
Year Built:	1883
Zoning:	CM1 H(20)
Property Tax:	\$21,236.00 in 2025
Insurance:	Approx. \$3,427.00

PROPERTY OVERVIEW

Located between Kent & Lyon Street, this fully renovated three story red-brick building is a great opportunity for an owner-occupier in the heart of Centretown. The standalone building features comfortable office space over three stories and includes six (6) parking spaces. It is filled with plenty of natural light and can accommodate many different professions such as design firms, staffing agencies, law firms, etc. This property offers great access to Highway 417, walking distance to the Lyon LRT station and many amenities close by on Bank Street including Massine's Independent Grocer and Dollarama.

PROPERTY HIGHLIGHTS

- Fully Renovated.
- Natural gas forced air heating.
- Modern AC.
- On-site parking.
- Walking distance to restaurants and shopping.
- Basement storage.

JOHN ZINATI
+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM
+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST
OTTAWA, ON K1R 5J8

Additional Photos



JOHN ZINATI
+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

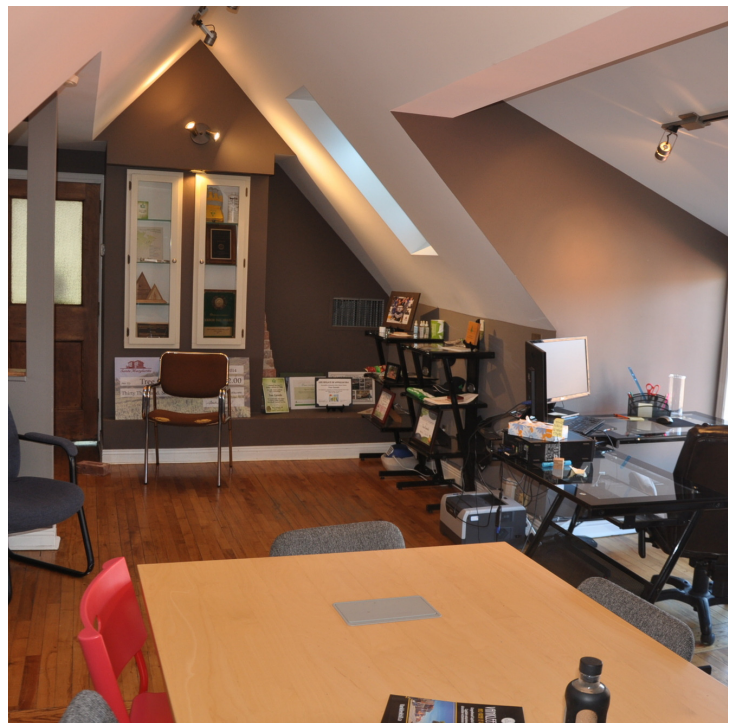
tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST
OTTAWA, ON K1R 5J8

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST OTTAWA, ON K1R 5J8

Retailer Map



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

ZINATI
REALTY
COMMERCIAL BROKERAGE