

# FOR SALE

470 SOMERSET STREET WEST

Ottawa, ON K1R 5J8



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### OFFERING SUMMARY

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

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Additional Photos



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Retailer Map



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