

SALE BROCHURE

205 CATHERINE STREET
Investment Opportunity



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

EXECUTIVE SUMMARY



KEY INVESTMENT HIGHLIGHTS

✓ **Building Size**
23,354 SF. two-storey office building on a 20,528 SF lot.

✓ **Tenant Mix**
Professional and creative office users

✓ **Best Use**
Excellent for an owner-occupier or lease-up strategy

✓ **Features**
Flexible floor plates and strong natural light throughout

✓ **Current Occupancy**
46.5% leased with in-place income

✓ **Parking**
36 on location parking spaces

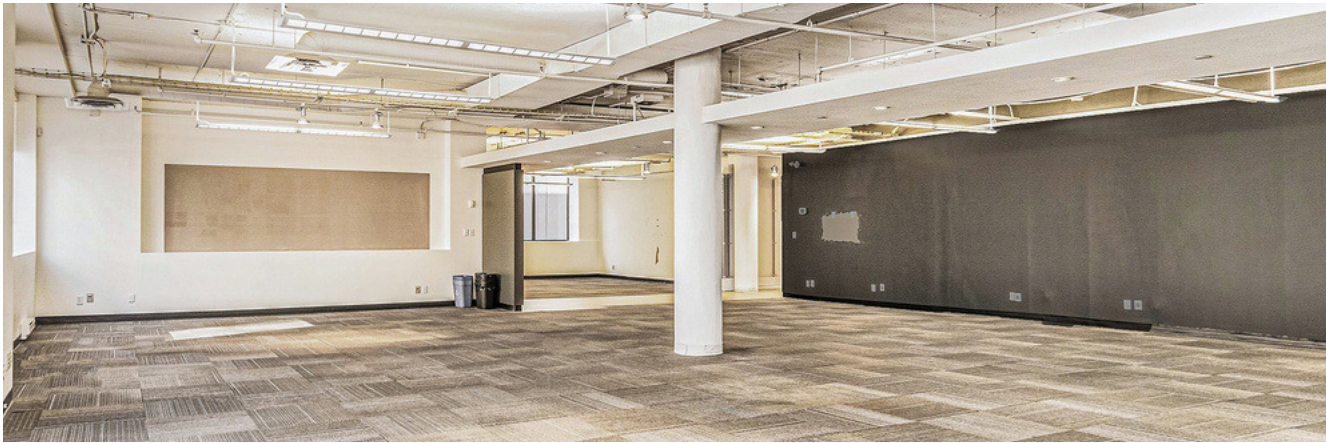
✓ **Construction**
Concrete structure (1947) with large windows

✓ **Zoning**
GM3 F(3.0) H(19) - broad commercial & residential uses

205 CATHERINE STREET

Ottawa, ON, K2P 1C3

Full Property Breakdown



PROPERTY OVERVIEW

This freestanding two-storey, 27,361 sq ft office building is ideally located in the heart of Centretown, just steps from Catherine and Bank Street. Built with solid concrete construction, the property offers multiple turn-key office suites featuring a mix of enclosed offices, open work areas, reception spaces, boardrooms, kitchenettes, and in-suite or shared washrooms. Large window lines provide excellent natural light throughout, creating a bright and professional work environment.

The building includes convenient access between floors, including a freight elevator to the lower level, and benefits from 36 on-site parking spaces, a rare advantage in this central urban location. With close proximity to public transit, HWY 417, and a wide range of nearby amenities, the property is well-positioned for a variety of users.

Supported by recent density studies and ongoing housing initiatives in the area, this site offers strong appeal to developers, investors, and owner-occupants seeking a flexible, well-located asset in one of Ottawa's most desirable districts.

205 CATHERINE STREET – 2025 ESTIMATED INCOME & EXPENSES

Projected Gross Income (EXCL. HST)

Suites 100, 200, 300 & 400	\$351,060.98
Monthly parking fees	\$12,562.61
Other income	\$5,750.00

TOTAL INCOME 2025 **\$657,185.51**

Projected (NOI) Net operating income (EXCL. HST)

Suites 100, 200, 300 & 400	\$351,687.39
Monthly parking fees	\$12,562.61
Other income	\$5,750.00

TOTAL INCOME 2025 **\$370,000.00**

EXPENSES – 2025 (EXCL. HST)

Snow removal	(\$28,250.00)
Hydro	(\$29,774.08)
Gas	(\$9,773.26)
Water / sewer	(\$2,642.15)
Insurance	(\$15,415.00)
Property taxes (2025)	(\$97,080.91)
Management fees	(\$31,205.66)
Security	(\$29,146.44)
Landscaping	(\$5,103.16)
Cleaning	(\$18,720.05)
Elevator	(\$1,947.30)
Window cleaning	(\$1,700.00)
Repairs	(\$1,326.87)
Heat & mechanical	(\$2,749.14)
Waste removal	(\$7,263.10)
Professional fees	(\$5,087.39)

TOTAL EXPENSES 2025 **(\$287,184.51)**

2025 NET OPERATING INCOME (NOI)

\$82,189.08

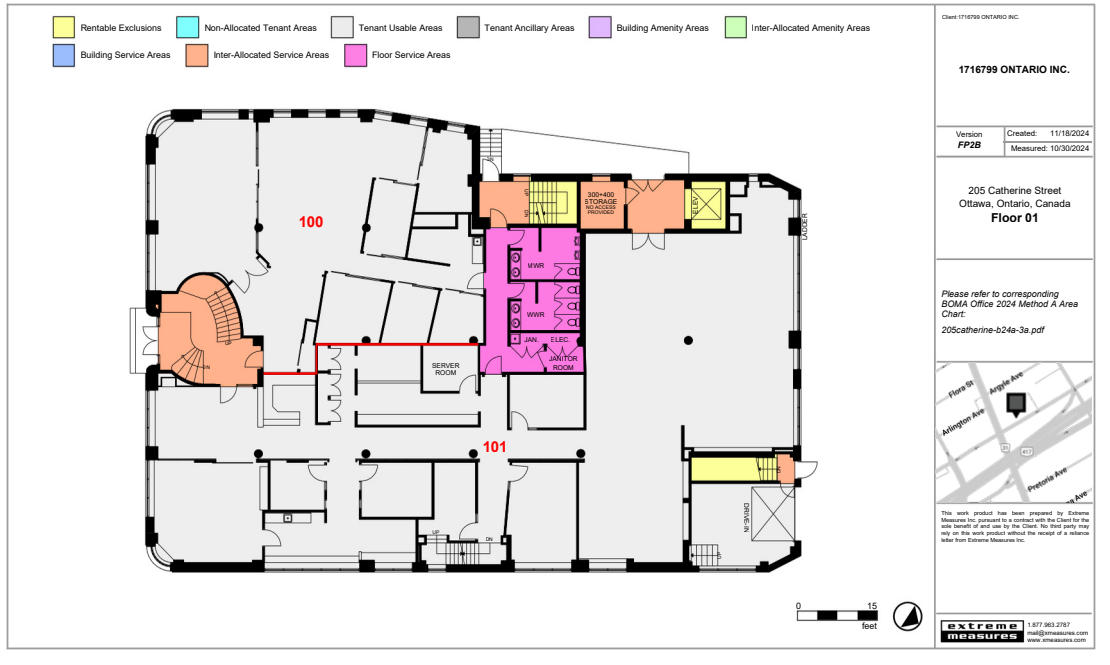
Income 2025: \$369,373.59 | Expenses 2025: \$287,184.51
 Projected 2026 income (with Suites 300 & 400 vacant): approx. \$181,000 (excl. HST; before expenses).

205 CATHERINE STREET

Ottawa, ON, K2P 1C3

FLOOR PLANS

MAIN FLOOR



LOWER LEVEL

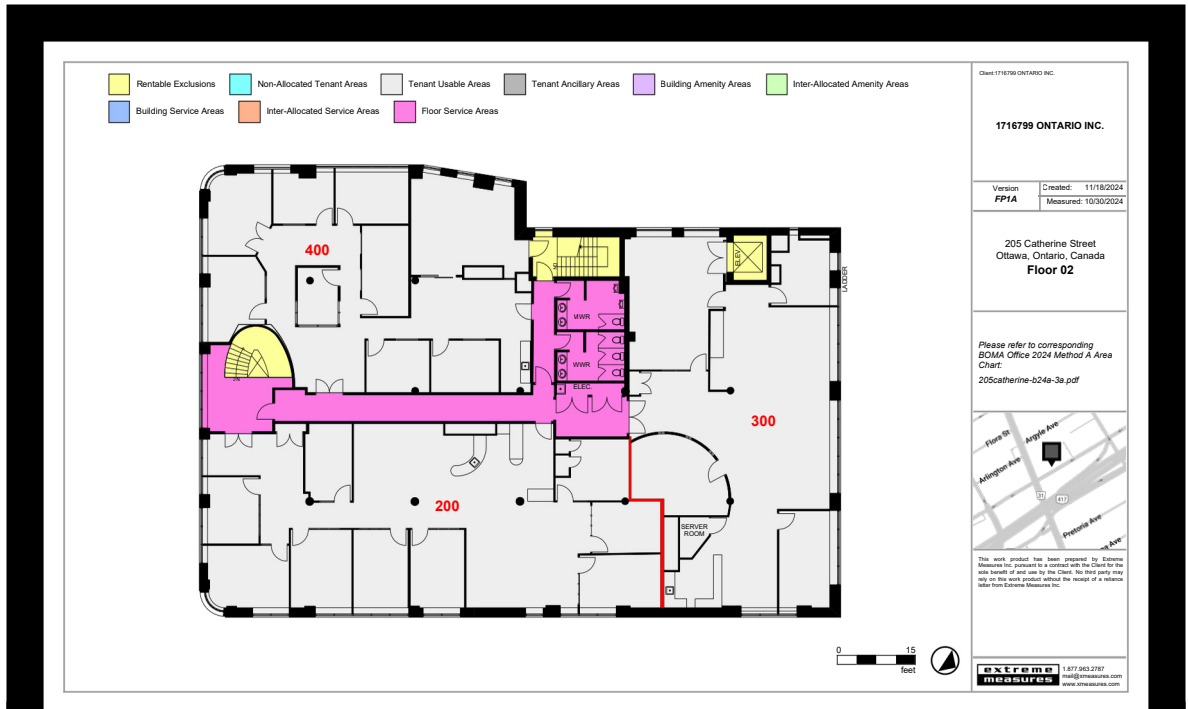


205 CATHERINE STREET

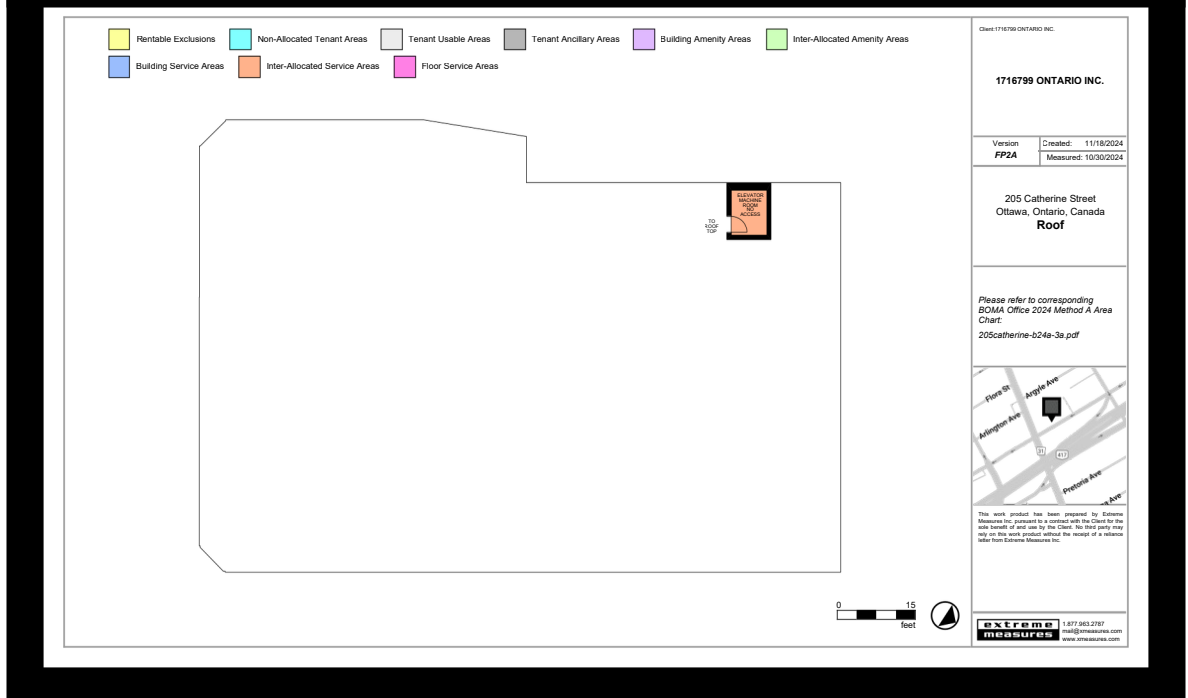
Ottawa, ON, K2P 1C3

FLOOR PLANS

SECOND FLOOR



ROOF



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

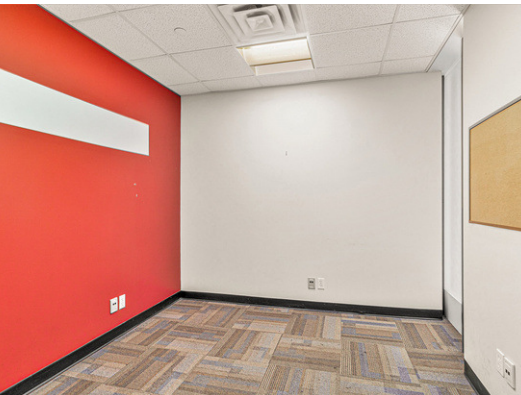
PHOTOS – GROUND LEVEL



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

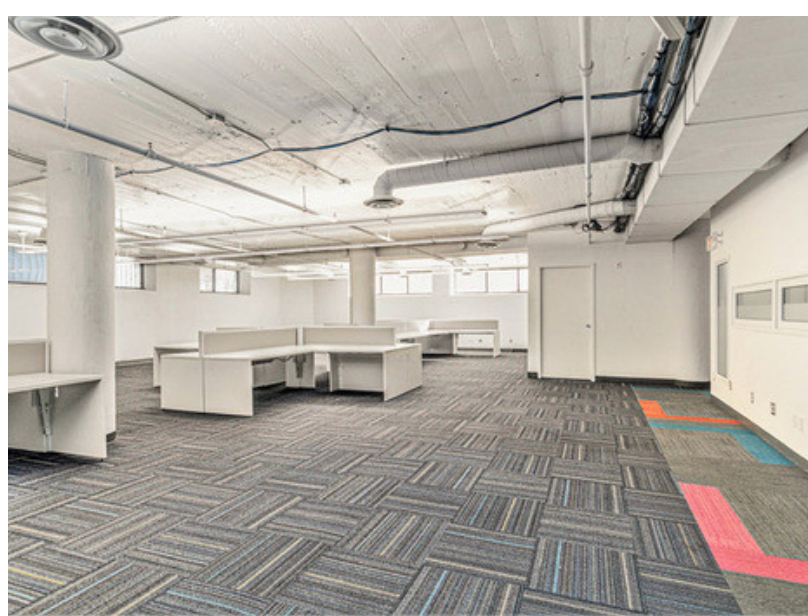
PHOTOS – GROUND LEVEL



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

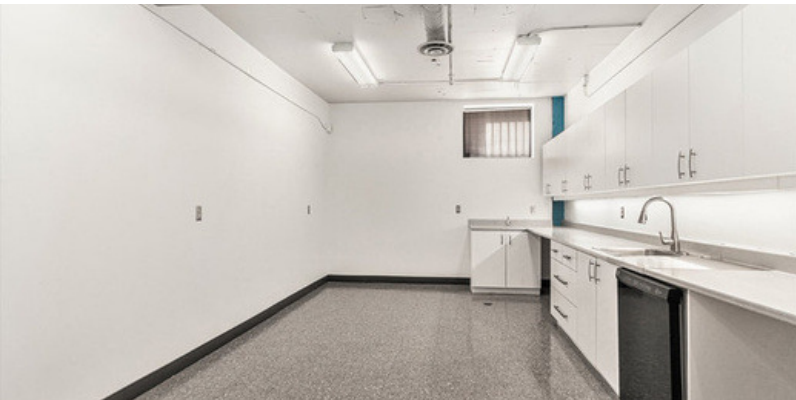
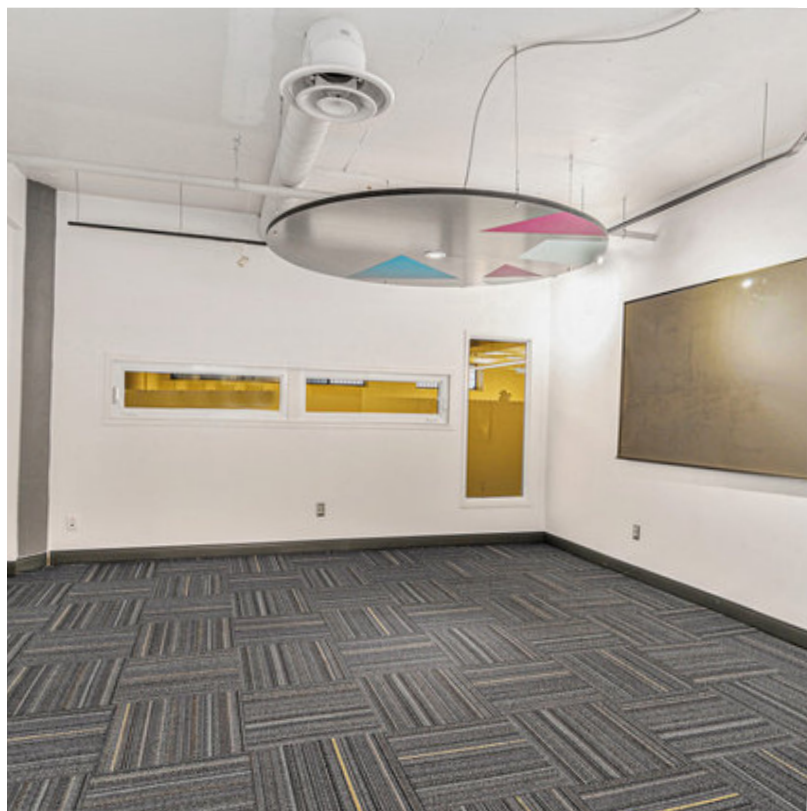
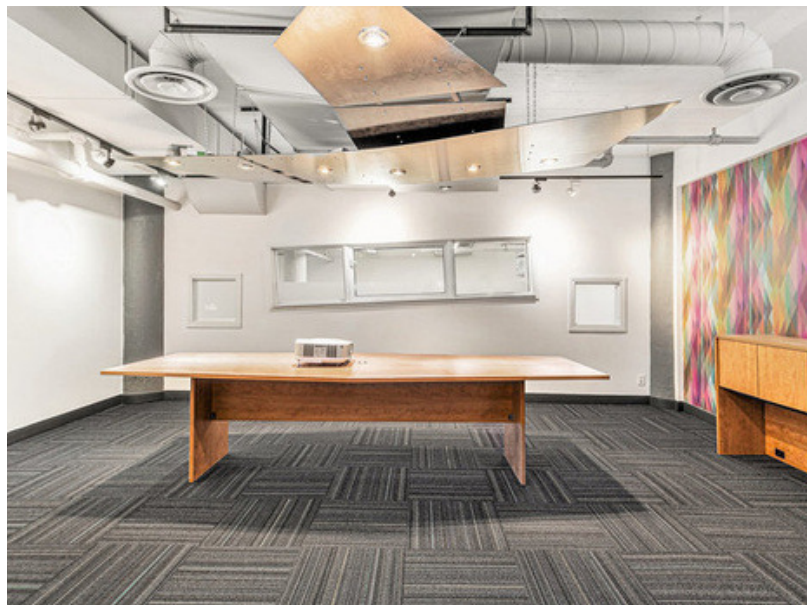
PHOTOS – LOWER LEVEL



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

PHOTOS – LOWER LEVEL



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

PHOTOS – SE LEVEL



205 CATHERINE STREET

Ottawa, ON, K2P 1C3

ZONING INFORMATION

205 Catherine Street is zoned as a General Mixed Use Zone. The purpose of the GM—General Mixed-Use zone is to allow residential, commercial, and institutional uses, or mixed use development, in the general urban area and in the Upper Town, Lowertown, and Sandy Hill West Character areas of the Central Areas.

PERMITTED USES

RESIDENTIAL

- Apartment Dwelling; Low rise
- Bed and Breakfast
- Dwelling Unit
- Group home
- Planned unit development
- Retirement home
- Rooming house
- Stacked dwelling
- Townhouse dwelling

COMMERCIAL

- Animal care establishment
- Artist studio
- Bank
- Convenience store
- Daycare
- Drive-through facility
- Instructional facility
- Library
- Medical facility
- Municipal service centre
- Office
- Personal Service Business
- Post office
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Service & repair shop

For more permitted uses, please review the [City of Ottawa Zoning By-law](#).



TRUST ZINATI REALTY

For more information or to book a tour,
please contact one of the representatives below.

JOHN ZINATI

613-880-4106

john@zinatirealty.com

TANYA WOLFGRAM

613-447-2205

tanya@zinatirealty.com

Zinati Realty Commercial Brokerage

92 Centrepointe Drive

Ottawa, ON, K2G 6B1

613-853-4106

info@zinatirealty.com

205 CATHERINE STREET – 2025 ESTIMATED INCOME & EXPENSES

INCOME – 2025 (EXCL. HST)

Suites 100, 200, 300 & 400	\$351,060.98
Monthly parking fees	\$12,562.61
Other income	\$5,750.00

TOTAL INCOME 2025 **\$369,373.59**

EXPENSES – 2025 (EXCL. HST)

Snow removal	(\$28,250.00)
Hydro	(\$29,774.08)
Gas	(\$9,773.26)
Water / sewer	(\$2,642.15)
Insurance	(\$15,415.00)
Property taxes (2025)	(\$97,080.91)
Management fees	(\$31,205.66)
Security	(\$29,146.44)
Landscaping	(\$5,103.16)
Cleaning	(\$18,720.05)
Elevator	(\$1,947.30)
Window cleaning	(\$1,700.00)
Repairs	(\$1,326.87)
Heat & mechanical	(\$2,749.14)
Waste removal	(\$7,263.10)
Professional fees	(\$5,087.39)

TOTAL EXPENSES 2025 **(\$287,184.51)**

2025 NET OPERATING INCOME (NOI)

\$82,189.08

Income 2025: \$369,373.59 | Expenses 2025: \$287,184.51

Projected 2026 income (with Suites 300 & 400 vacant): approx. \$181,000 (excl. HST; before expenses).

205 CATHERINE STREET

Ottawa, ON, K2P 1C3

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Key Investment Highlights

Building Size:
27,362 sq. ft.

Configuration: Three-storey office building

Current Occupancy: 46.5% leased

Tenant Mix: Professional and creative tenants

Available Space: 14,789 sq. ft. of second floor and lower-level space

Best Use: Ideal for an owner-occupier or future leasing

Construction: Built in 1947; concrete structure with large windows

Features: Flexible floor plates and strong natural light

Zoning: GM3 F(3.0) H(19) — supports a wide range of commercial and residential uses

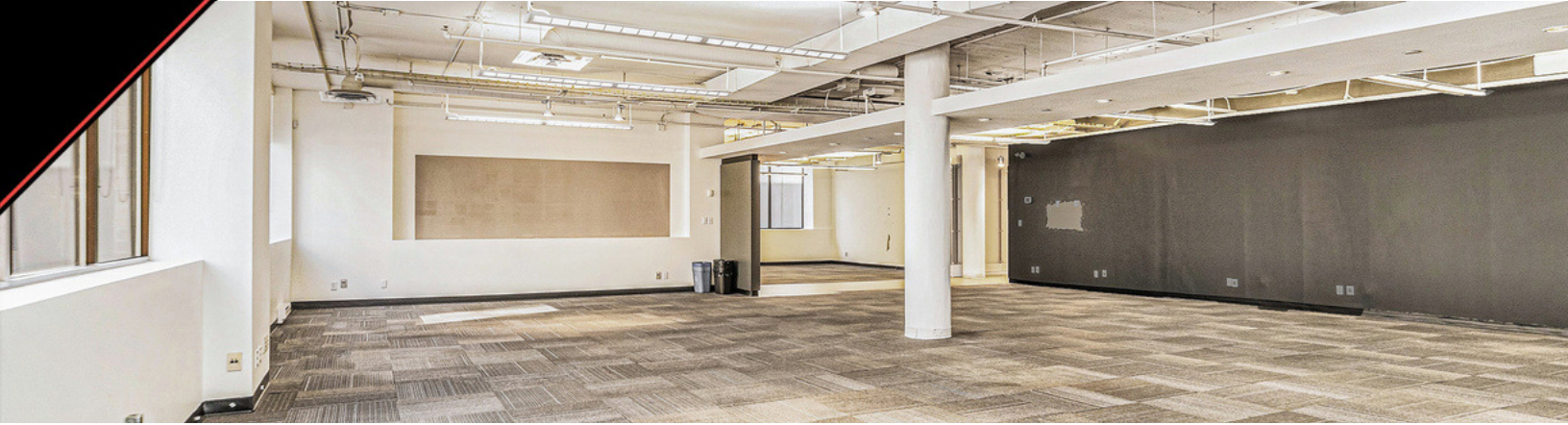
AVAILABLE SPACES

SUITE	AVAILABLE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	Immediately	5,714	NNN	\$17.50 SF/yr	Additional rent approx. \$10.00 PSF+HST
Lower Level	Immediately	9,075	NNN	\$13.50 SF/yr	Additional rent approx. \$10.00 PSF+HST

205 CATHERINE STREET

Ottawa, ON, K2P 1C3

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

Building features loading dock and freight elevator.

12 parking spaces (ground level); 5 parking spaces (lower level).

\$130.00 per spot, per month.

Central location with ample amenities nearby including the Rideau Canal, the Canadian Museum of Nature, and Lansdowne.

Easy access to public transit and HWY 417.

5 minute drive to Downtown Ottawa and the University of Ottawa; 10 minute drive to Rideau centre, Carleton University, and the Ottawa Hospital General Campus.

Zoning - General Mixed-Use – GM3 F(3.0) H(19)