

FOR SALE

464

Somerset Street W

OTTAWA, ON

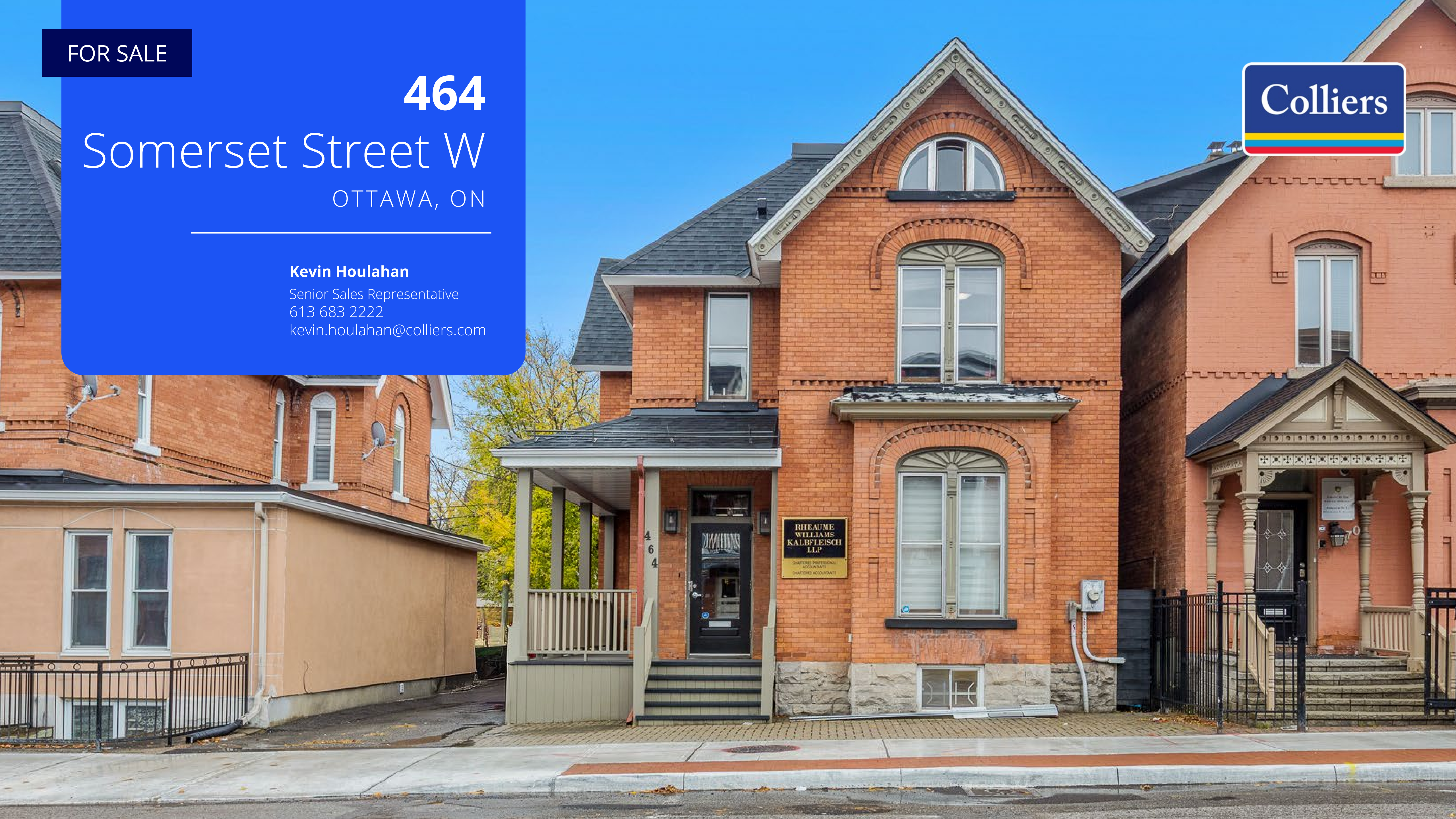
**Kevin Houlahan**

Senior Sales Representative

613 683 2222

kevin.houlahan@colliers.com

Colliers

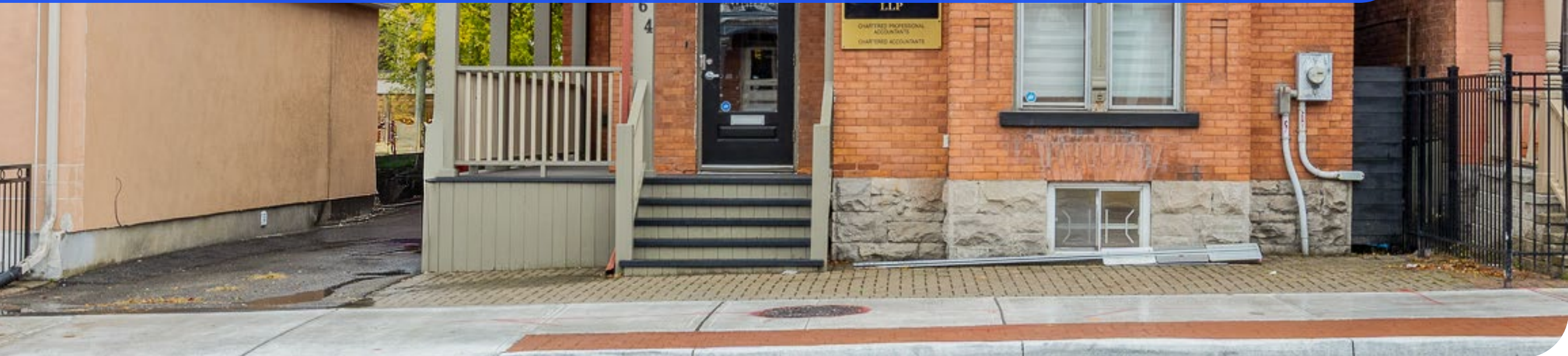




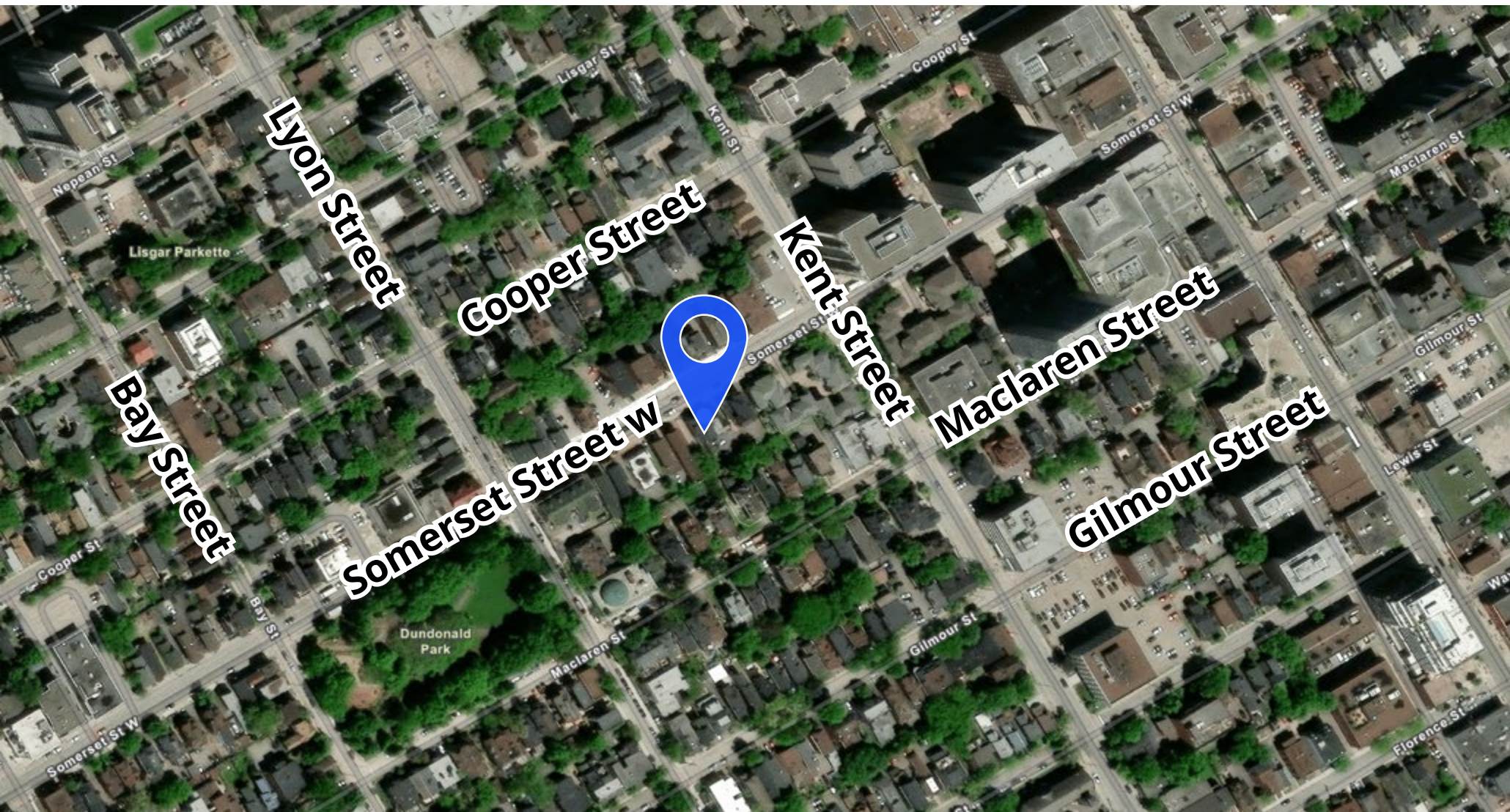
# Property Overview

464 Somerset Street W

An opportunity to own a versatile Victorian-style office space in Ottawa's Centretown, steps from Ottawa's Financial District and minutes from Parliament Hill. Pride in ownership is evident throughout this classic office. Offering 2,532 sq. ft. plus 828 sq. ft. in partially finished lower level with +/- 10 offices, reception, kitchen, file room, records storage, and more. Rich in character, the space features original millwork, intricate wood trim, high ceilings and tall windows typical of a Victorian design. Perfect for professional offices, medical, dental, spa, wellness, legal, consulting, or non-profit users seeking a downtown address with unique character and charm. Ample on-site parking as well as 2 hour on-street parking. Surrounded by restaurants, cafes, government offices, banking, and retail, with access to LRT stations and public transit. This property combines location, visibility, and flexible functionality making it a strategic ownership opportunity for many users.



Property	464 Somerset Street W
Property Type	Office Building
Property Size	<b>2,532 SF</b> - Office space <b>828 SF</b> - Partially finished lower level space
Listing Price	\$1,199,000.00
Taxes	\$30,302.77 (2025)
Storeys	3
Zoning	TM14 H(20) - Traditional Mainstreet
Parking	+/- 10 Stalls

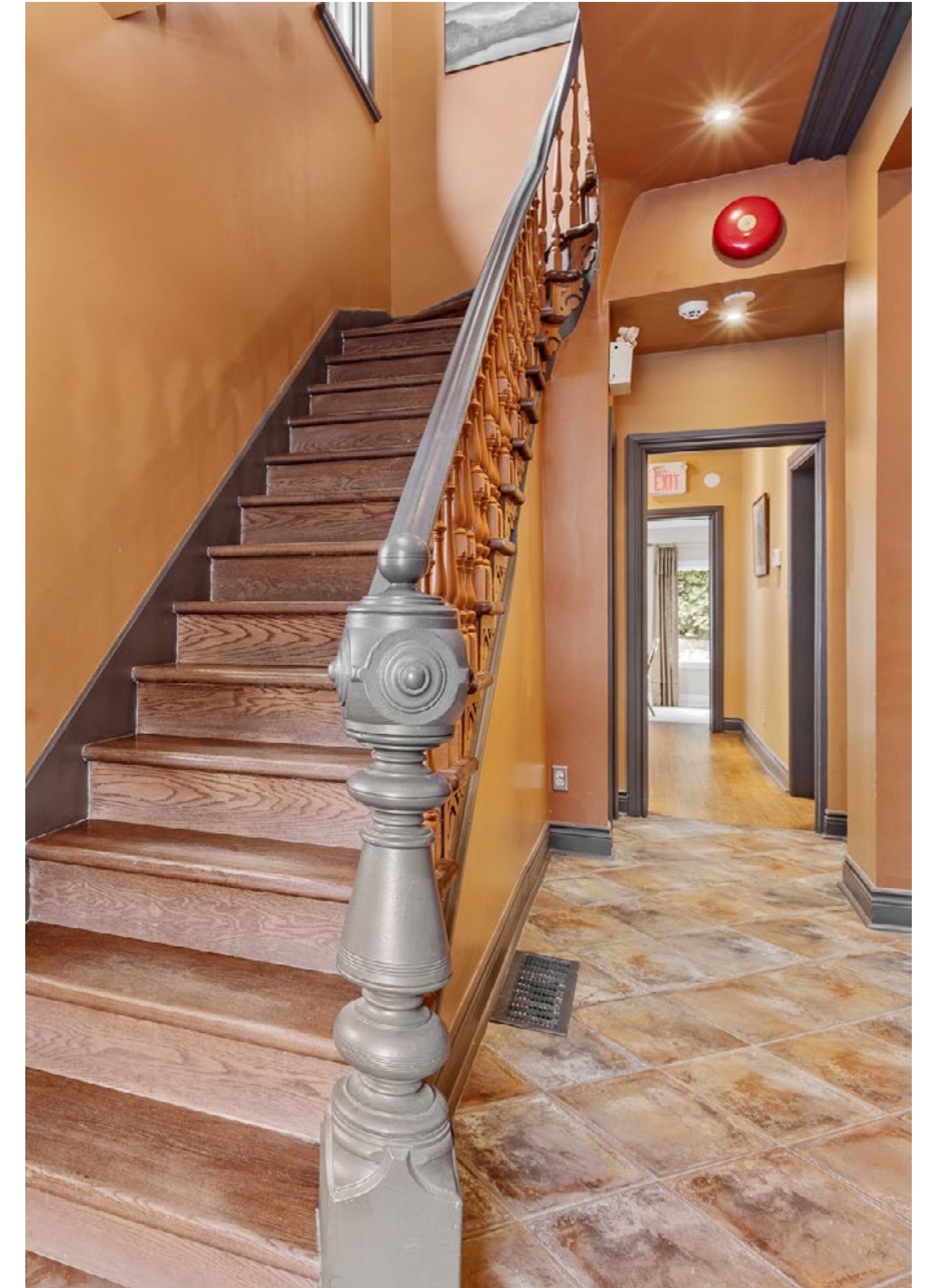




# Photo Gallery

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464 Somerset Street W





# Zoning By-Law

464 Somerset Street W



## TM14 H(20) Traditional Mainstreet

*The purpose of the TM – Traditional Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding autorelated uses, in areas designated Traditional Mainstreet in the Official Plan; foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile; recognize the function of Business Improvement Areas as primary business or shopping areas; and impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.*

### Permitted Non-Residential Uses

- amusement centre (By-law 2017-302)
- animal care establishment
- animal hospital
- artist studio
- bank
- bank machine
- catering establishment
- cinema
- click and collect facility (By-law 2016-289)
- community centre
- community health and resource centre
- convenience store
- day care
- diplomatic mission, see Part 3, Section 88

emergency service

hotel

instructional facility

library

medical facility

municipal service centre

museum

office

park

parking garage

payday loan establishment (By-law 2017-302)

personal brewing facility (By-law 2019-41)

personal service business

place of assembly

place of worship

post office

recreational and athletic facility

research and development centre

residential care facility (By-law 2011-273)

restaurant

retail food store

retail store

school

service and repair shop

storefront industry, see Part 3, Section 99 (By-law 2018-171)

theatre

training centre

urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2019-410)

### Permitted Residential Uses

apartment dwelling, low rise

apartment dwelling, mid rise (By-law 2014-292)

bed and breakfast, see Part 5, Section 121

dwelling units

group home, see Part 5, Section 125

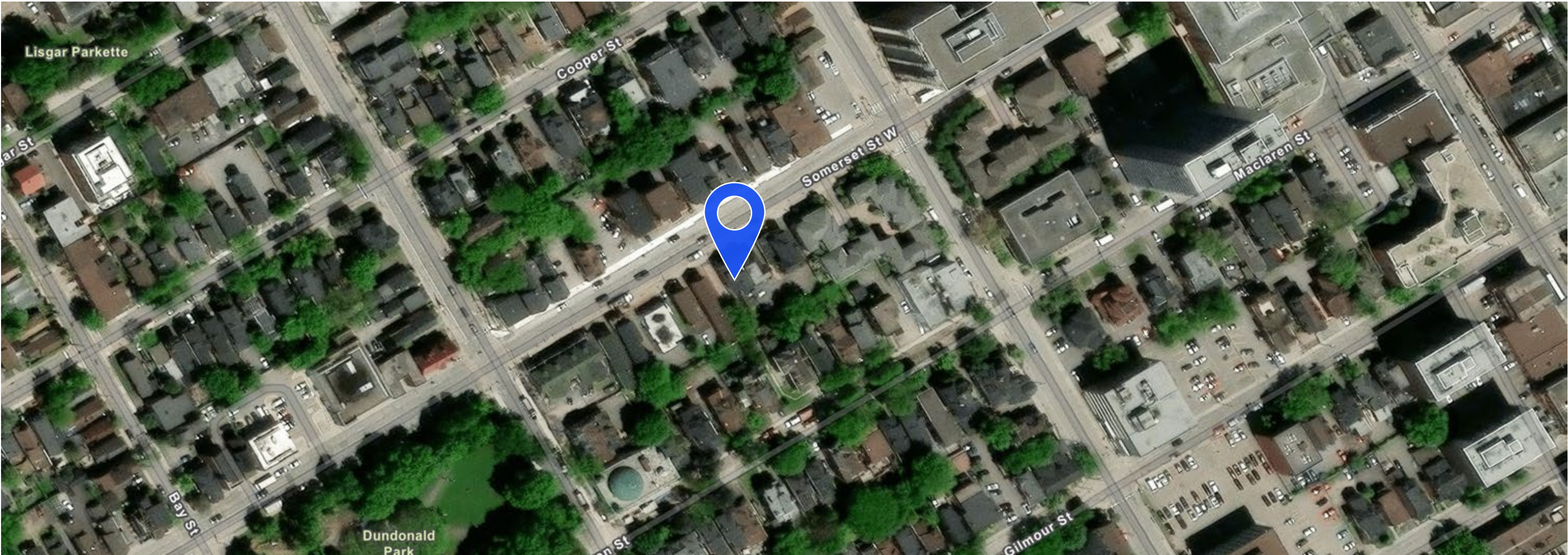
home-based business, see Part 5, Section 127 (By-law 2019-410)

home-based day care, see Part 5, Section 129 (By-law 2019-410)

retirement home

retirement home, converted, see Part 5, Section 122

rooming house (By-law 2018-206)

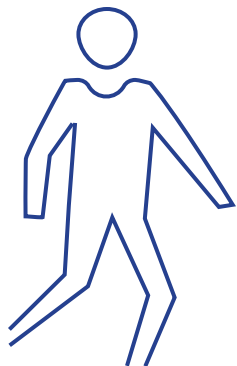




# Nearby Amenities

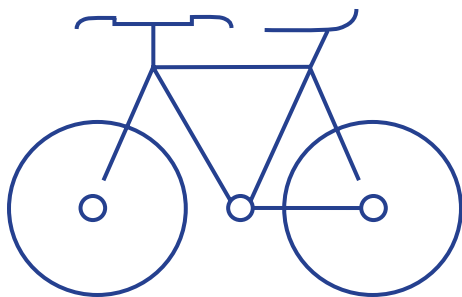
 **464 Somerset Street W**

1	Scotiabank	11	LCBO
2	Paninaro	12	Flora Hall
3	Arthouse Cafe	13	Mama Theresa
4	Tim Hortons	14	Farm Boy
5	The Beer Store	15	North & Navy
6	Pour Boy	16	Shoppers
7	Ceylonta	17	Rexall
8	Independent	18	Anytime Fitness
9	Gongfu Bao	19	BMO Bank
10	Esso	20	Occo Kitchen



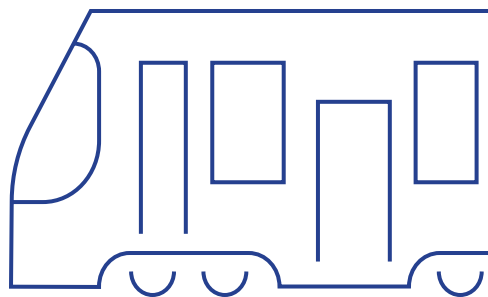
Walk Score

99



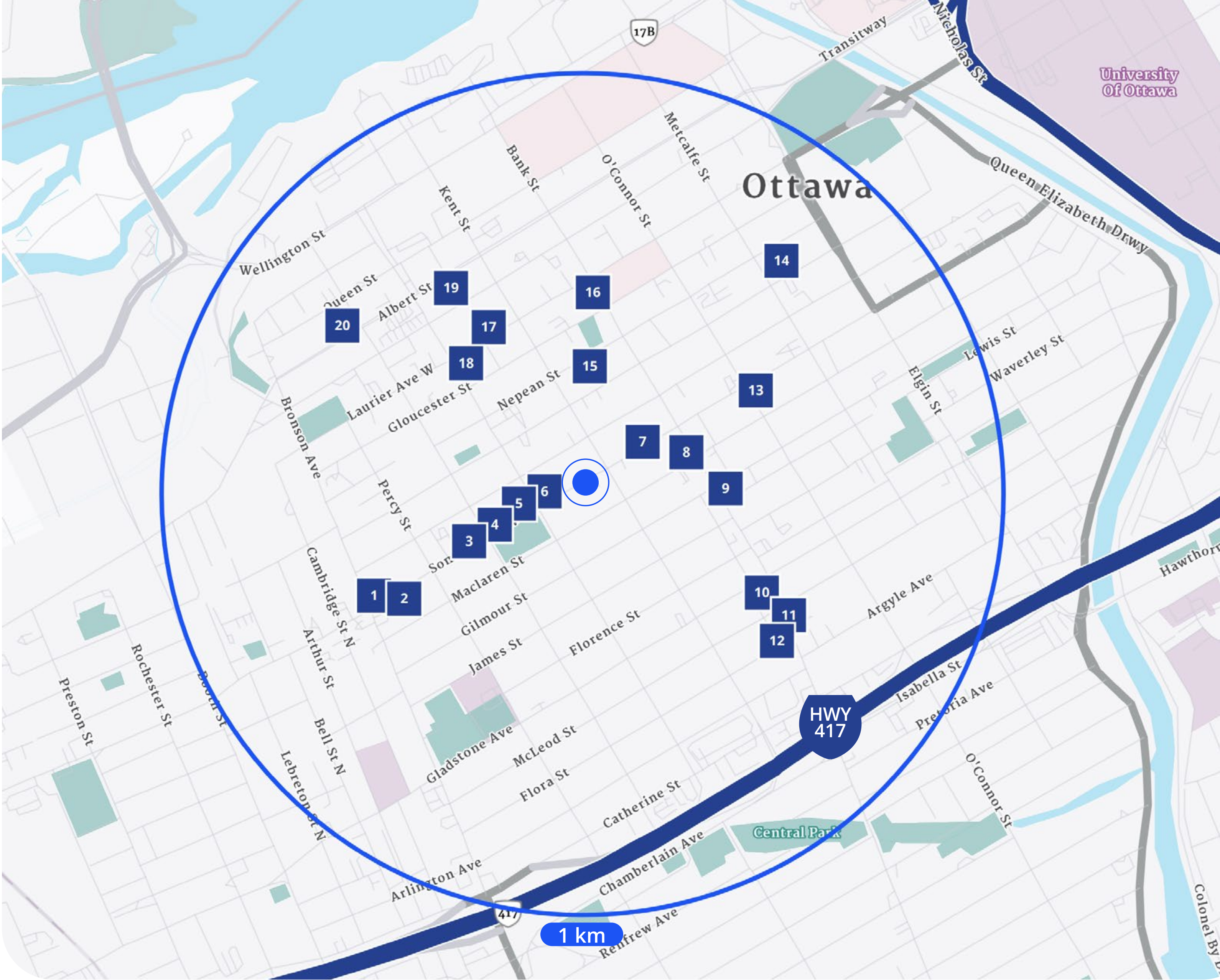
Bike Score

99



Transit Score

88







# 464 Somerset Street W OTTAWA, ON

**Kevin Houlahan**

Senior Sales Representative  
613 683 2222  
kevin.houlahan@colliers.com

**collierscanada.com**

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