

431 BANK ST.

Ottawa, ON

DRM
REAL ESTATE & DEVELOPMENTS



FOR SALE
STOREFRONT RETAIL SPACE

1,444 Sq. Ft. (approx.)

431 BANK ST.

PROPERTY INFORMATION



Municipal Address: 431 Bank St., Ottawa, ON, K2P 1Y7



Zoning: TM H(19)



Square Footage: 1,444 Sq. Ft. (Approx.)



Parking: Includes one (1) parking space in the back of the building.

431 BANK ST.

PROPERTY DESCRIPTION

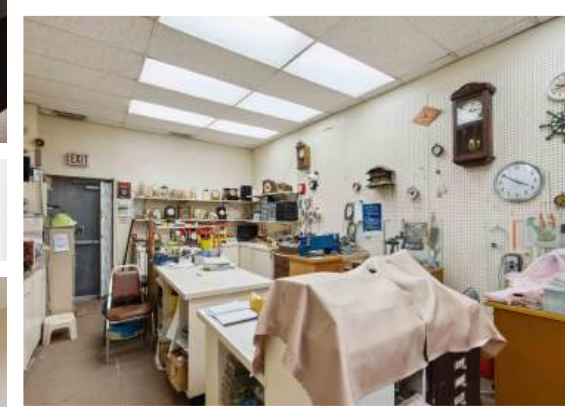


1,444 sq. ft. of prime retail space in one of Ottawa's busiest urban corridors. Featuring large street-facing windows and excellent signage exposure, this property offers strong visibility for owner-operators seeking long-term value. Zoned TM[19] and delivered vacant, it supports a wide range of uses ideal for boutique retail, wellness, or food services. A rare opportunity to own along Bank Streets high-demand strip, surrounded by established shops, restaurants, and growing residential density.

431 BANK ST.

ADDITIONAL PHOTOS

Position your business in one of Ottawa's most dynamic retail corridors. This 1,444 sq. ft. space offers high visibility, flexible use, and strong pedestrian traffic.



Permitted 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)

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FUTURE ZONING - MS1 H(19)

With Ottawa's proposed Zoning By-law update set for Council approval by the end of 2025, this property will be zoned MS1 H(19).

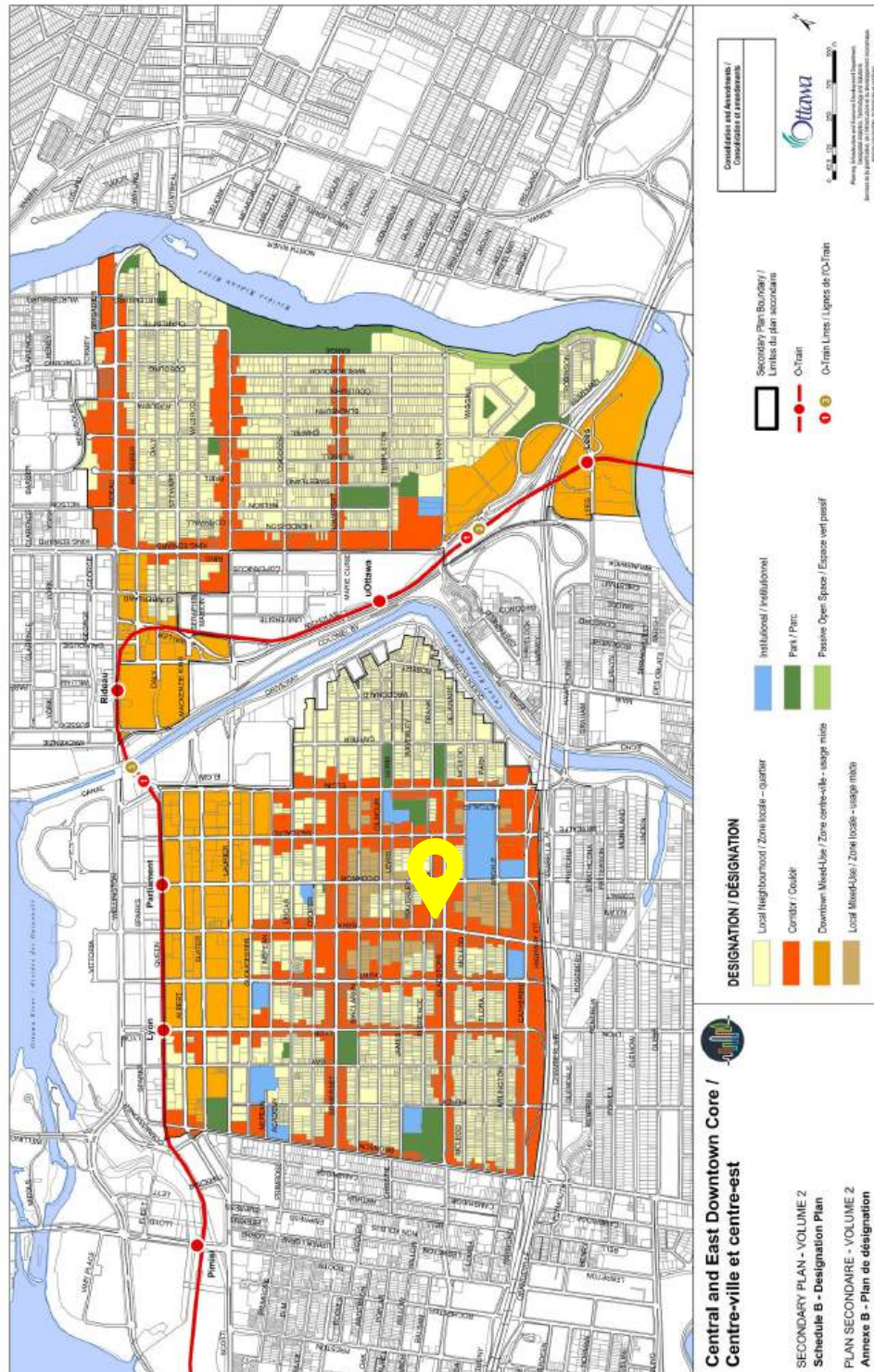
FUTURE PERMITTED USES

- animal care establishment
- animal hospital
- artist studio
- bank
- broadcasting and production studio
- catering establishment
- community centre
- courthouse
- day care
- emergency service
- funeral home
- government service centre
- hotel
- hospital
- indoor entertainment facility
- instructional facility
- library
- medical facility
- micro-distribution facility
- museum
- nightclub
- office
- parking garage
- payday loan establishment
- personal service business
- place of assembly
- place of worship
- post-secondary educational institution
- recreation and athletic facility
- research and development centre
- restaurant
- retail store
- school
- storefront industry
- theatre

Disclaimer: Please note that the information regarding the Zoning By-Law update is subject to change; visit the provided link for the latest details. <https://engage.ottawa.ca/zoning>

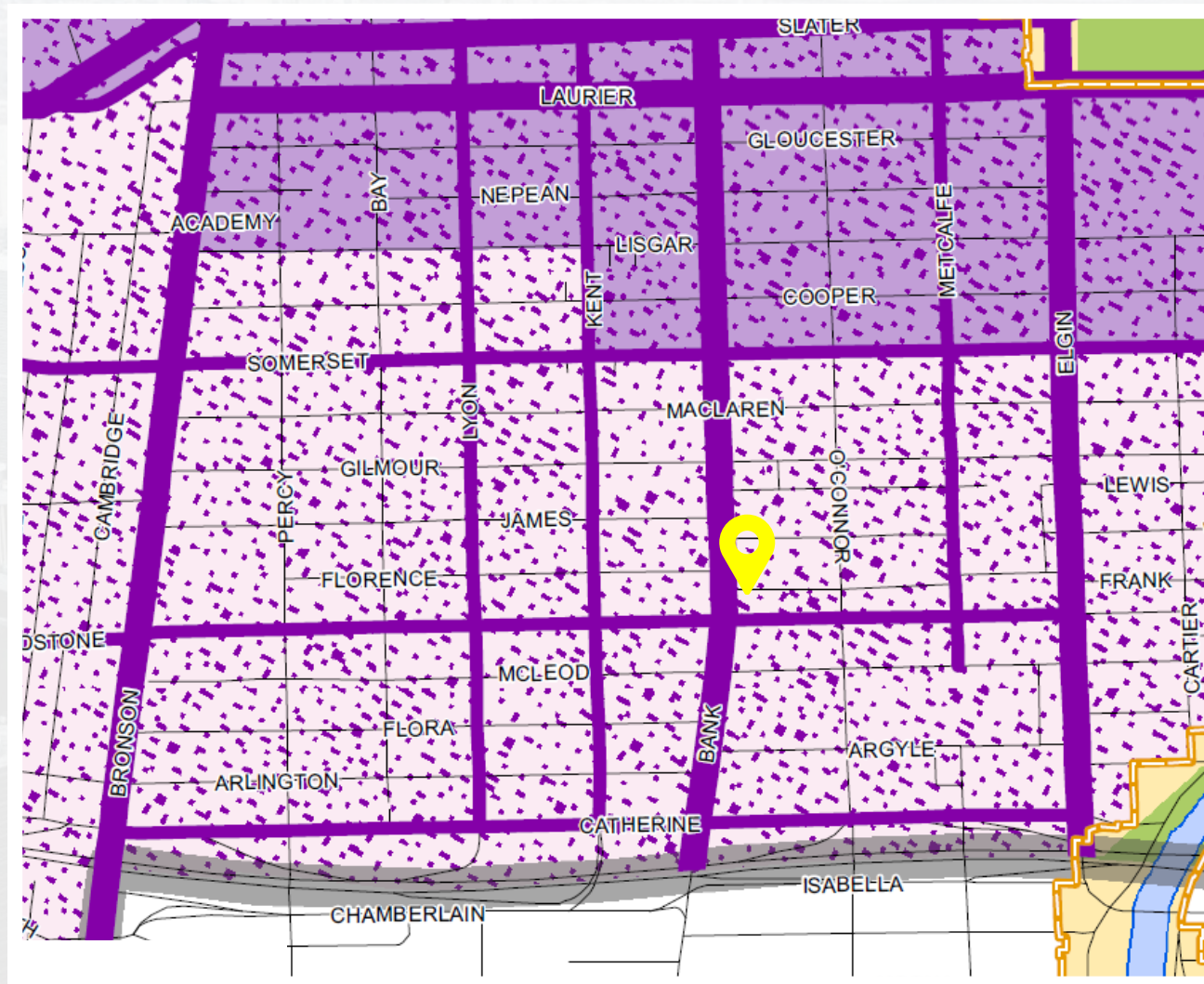
431 BANK ST.

OFFICIAL PLAN - URBAN SECONDARY PLAN



431 BANK ST.

OFFICIAL PLAN - TRANSECT OVERVIEW



LEGEND

TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT

Downtown Core / Centre-ville

OVERLAY / AFFECTATION SUPPLÉMENTAIRE

Evolving Neighbourhood / Quartier en évolution

DESIGNATIONS / DÉSIGNATIONS

Hub / Carrefour
 Corridor - Mainstreet / Couloir - Rue principale
 Corridor - Minor / Couloir - Rue principale mineure
 Greenspace / Espace vert
 Neighbourhood / Quartier

SPECIAL DISTRICTS / DISTRICTS PARTICULIERS

1 Parliament and Confederation Boulevard / Parlement et boulevard de la Confédération
 2 ByWard Market / Marché By
 3 Rideau Canal / Canal Rideau
 4 Ottawa River Islands / Îles de la rivière des Outaouais
 Part of Special District within the City of Gatineau / Section du District Particulier en territoire de la Ville de Gatineau

TRANSIT







O-Train Station / Station de l'O-Train
 Transfer Station / Station de correspondance
 Transitway Station / Station du Transitway

431 BANK ST.

OFFICIAL PLAN - ROAD NETWORK

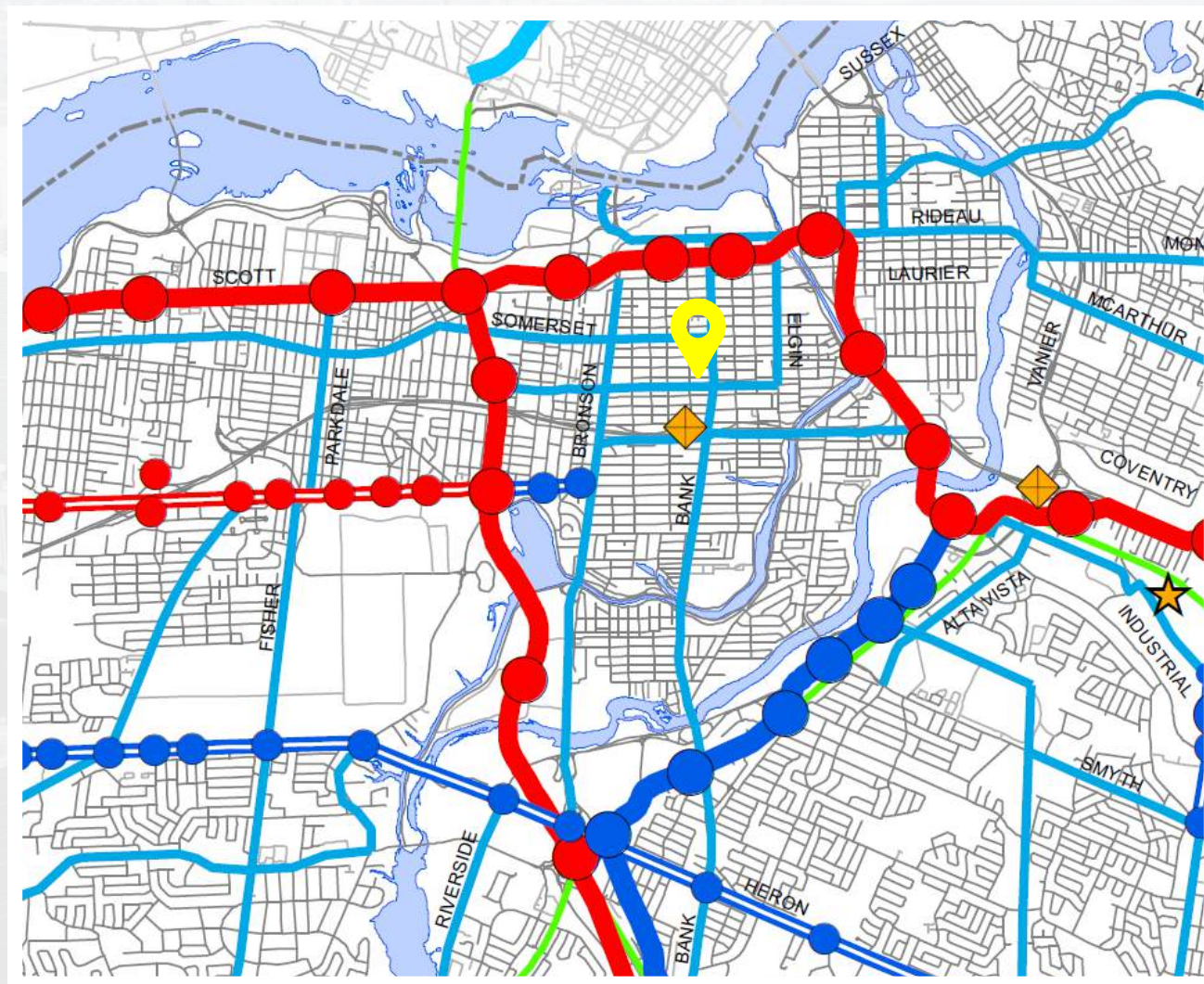


LEGEND

Existing Highway	
Arterial - Existing	
Arterial - Proposed (alignment defined)	
Collector - Existing	
Collector - Proposed	
New Interchange	

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OFFICIAL PLAN - PUBLIC TRANSIT NETWORK



LEGEND

RAPID TRANSIT

TRANSIT LEVEL OF SERVICE 'A'

O-Train - Grade Separated Crossings

Transitway - Grade Separated Crossings

TRANSIT LEVEL OF SERVICE 'B'

O-Train - At-Grade Crossings

Transitway - At-Grade Crossings

TRANSIT PRIORITY

Transit Priority Corridor

Park and Ride

O-Train Station

Transitway Station

Conceptual Future Transit Corridor

Protected Transportation Corridor

Inter-regional Stations

Rail Yard

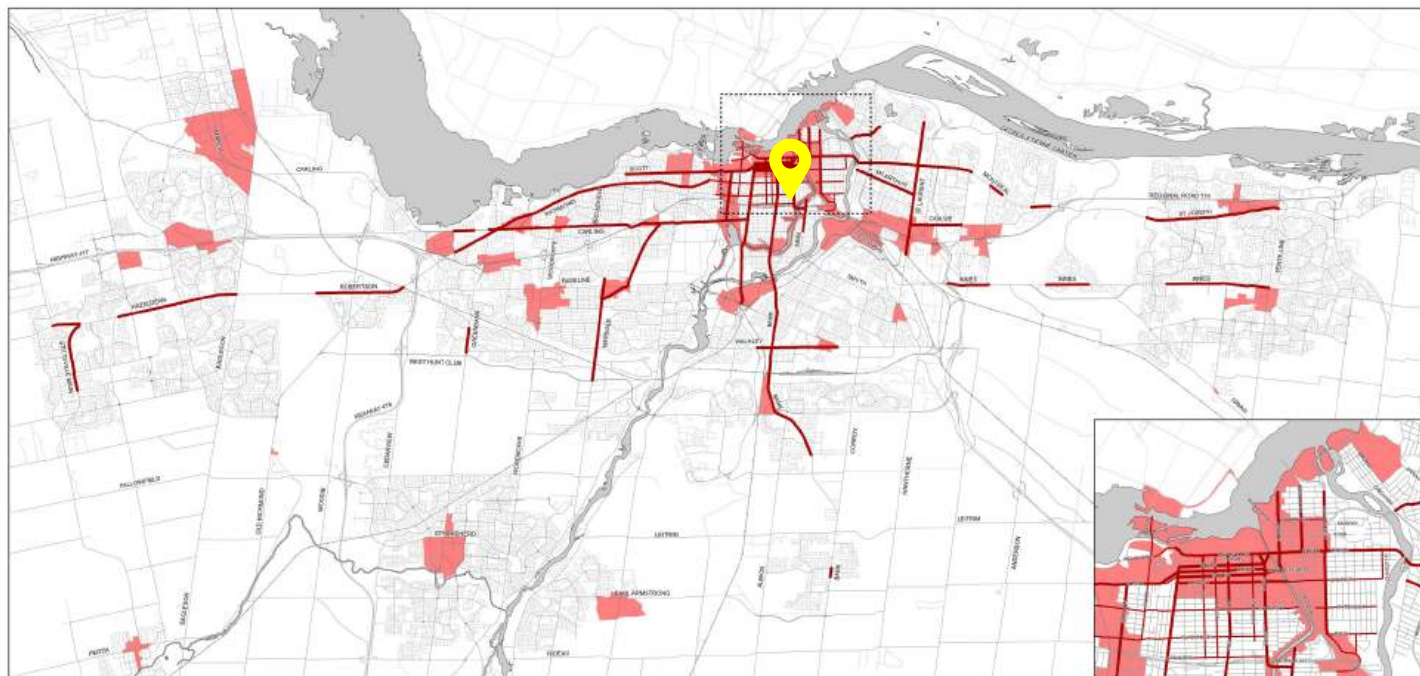
Rail Corridor

Gatineau RapiBus - grade-separated

**Note: The intensity of transit priority (e.g., continuous bus lanes or isolated transit priority measures) shall be as designated in the Transportation Master Plan.*

431 BANK ST.

OFFICIAL PLAN - URBAN DESIGN PRIORITY AREAS



DESIGN PRIORITY AREAS / SECTEURS PRIORITAIRES DE CONCEPTION

- Design Priority Areas / Secteurs prioritaires de conception
- Corridor - Mainstreet within Design Priority Area / Couloir - Rue principale dans un secteur prioritaire de conception
- Corridor - Minor within Design Priority Area / Couloir - Rue principale mineure dans un secteur prioritaire de conception

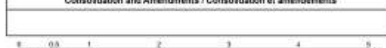


Official Plan / Plan officiel

Schedule C7-A - Design Priority Areas - Urban
Annexe C7-A - Secteurs prioritaires de conception - Urbain

Approved on November 4, 2022
Approuvé le 4 novembre 2022

Consolidation and Amendments / Consolidation et amendements



Planning, Infrastructure and Economic Development Department, Conceptual Planning, Technology and Analytics
Services de planification et d'aménagement urbain, Conception prioritaire, Technologie et Analytics

The city's official plan designates Urban Design Priority Areas to promote sustainable development with advanced urban standards. These areas feature pedestrian-friendly streets, diverse community amenities, and well-integrated green spaces. The objective is to cultivate vibrant urban communities with carefully planned infrastructure, ensuring a high quality of life for residents.

431 BANK ST.

DEMOGRAPHICS - POPULATION

Total Population

2,007

Neighbourhood (NBH)

21,907

Community (COM)

1,138,189

City (CITY)

Gender



Female



Male



Family Status



>15 Married with Children



>15 Single with Children

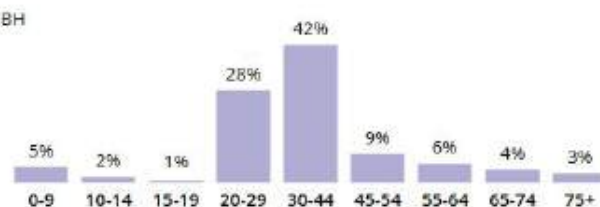


Marital Status

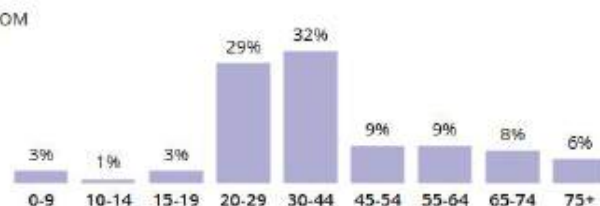


Age Distribution

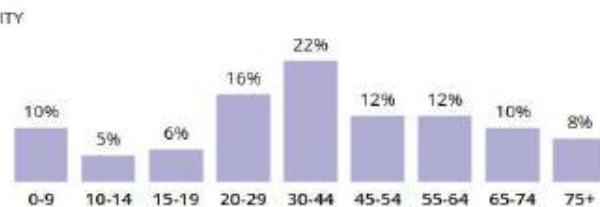
NBH



COM



CITY



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DEMOGRAPHICS - SOCIO-ECONOMICS

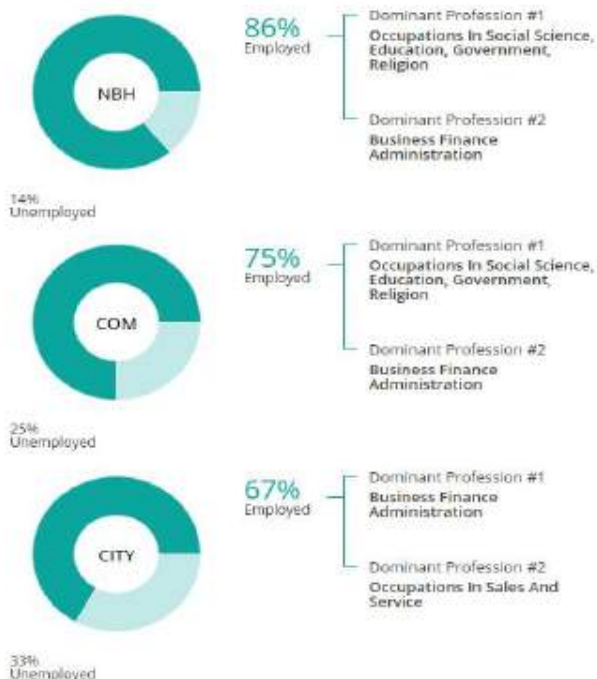
Avg. Household
Income

\$109,428
Neighbourhood (NBH)

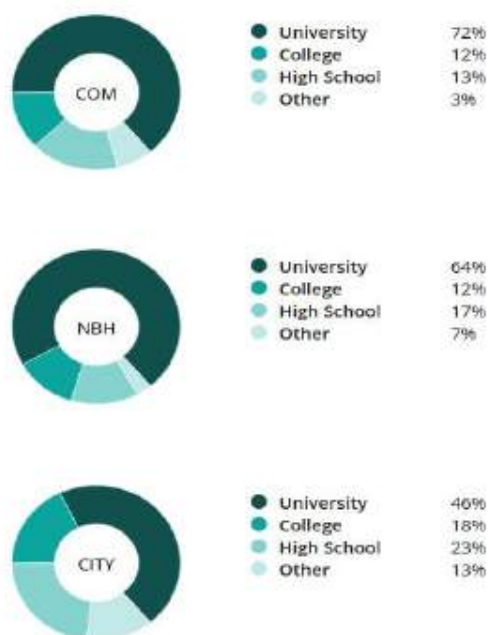
\$98,607
Community (COM)

\$145,389
City (CITY)

Employment



Highest Level of Education



Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	1,317	2011-2015
COM	14,392	1961-1980
CITY	446,483	1961-1980

Ownership



NOTES

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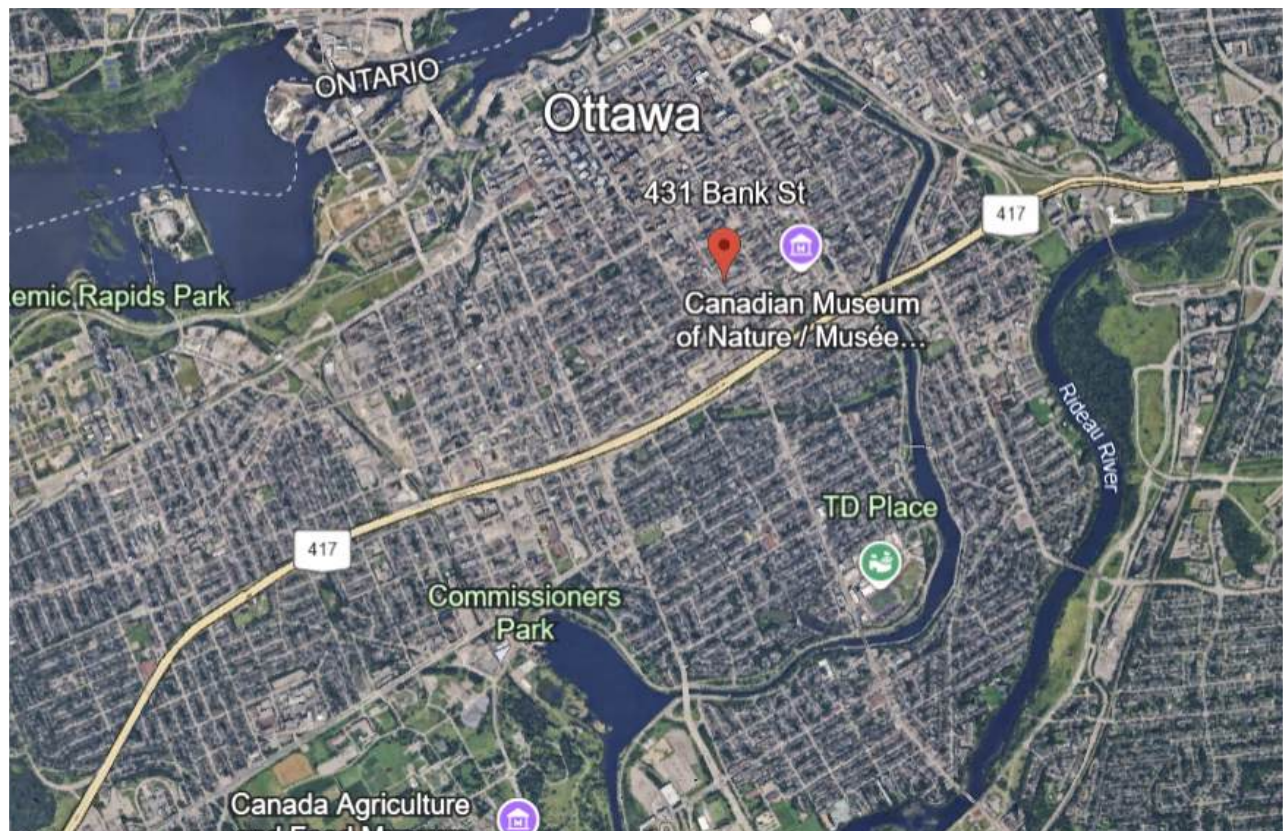
Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

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LOCATION

District/Neighbourhood - 4103/Ottawa Centre





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