



**FOR SALE OWNER USER +  
DEVELOPMENT OPPORTUNITY**





# AGENDA

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# THE OPPORTUNITY

Located off the corner of Bank Street. 205 Catherine Street is surrounded by a mix of high-density multi-residential office and retail properties, including the SoBa Condominiums next door. Properity offers a combination of flex/office use with flexible zoning supporting many business operations in addition to future high-density development.

Great central location with easy highway access, high visibility, walkability, transit access, and expanding amenities. This site represents a compelling opportunity to add value in a highly desired location.

PROPERTY ADDRESS	205 CATHERINE STREET
Building Size (SF)	27,959 SF
Land Area (SF)	20,473 SF
Year Built / Renovation	1947
Type	Office/Flex
Zoning	GM3 F(3.0) H(19) - broad commercial & residential uses
Parking	36
Occupancy	46.5%





# PROPERTY HIGHLIGHTS

- Dock loading
- Freight Elevator (3 levels)
- On site parking
- High visibility
- High density zone

## CURRENT 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

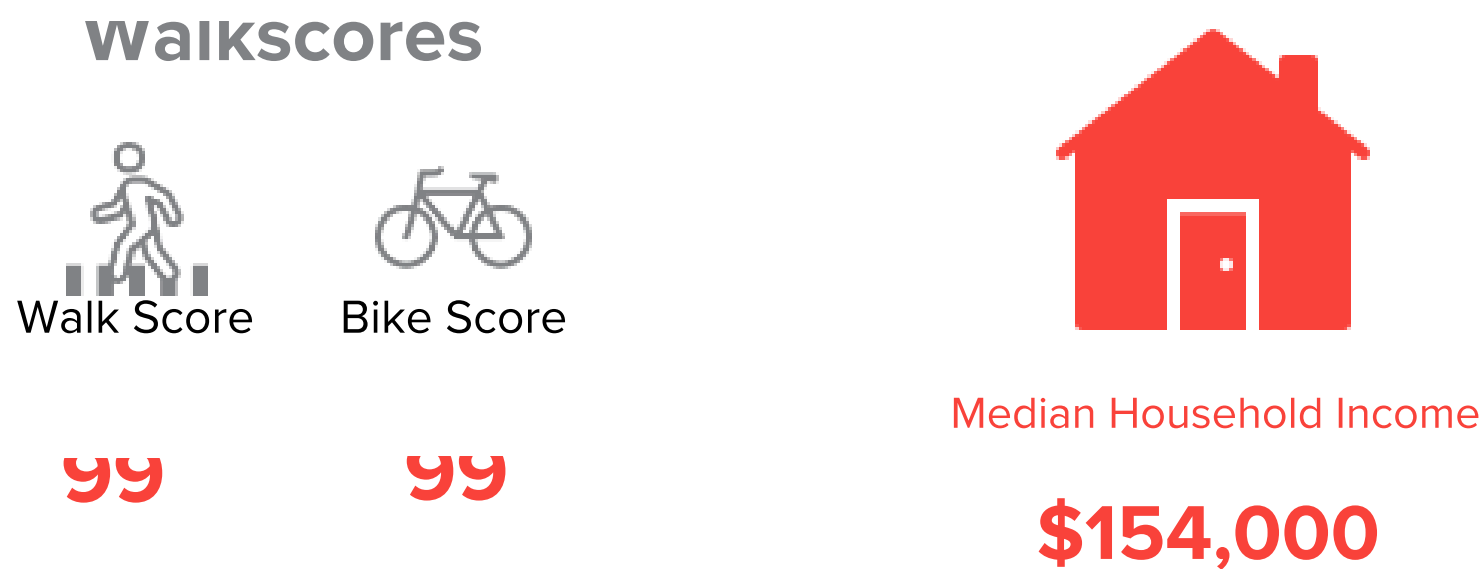
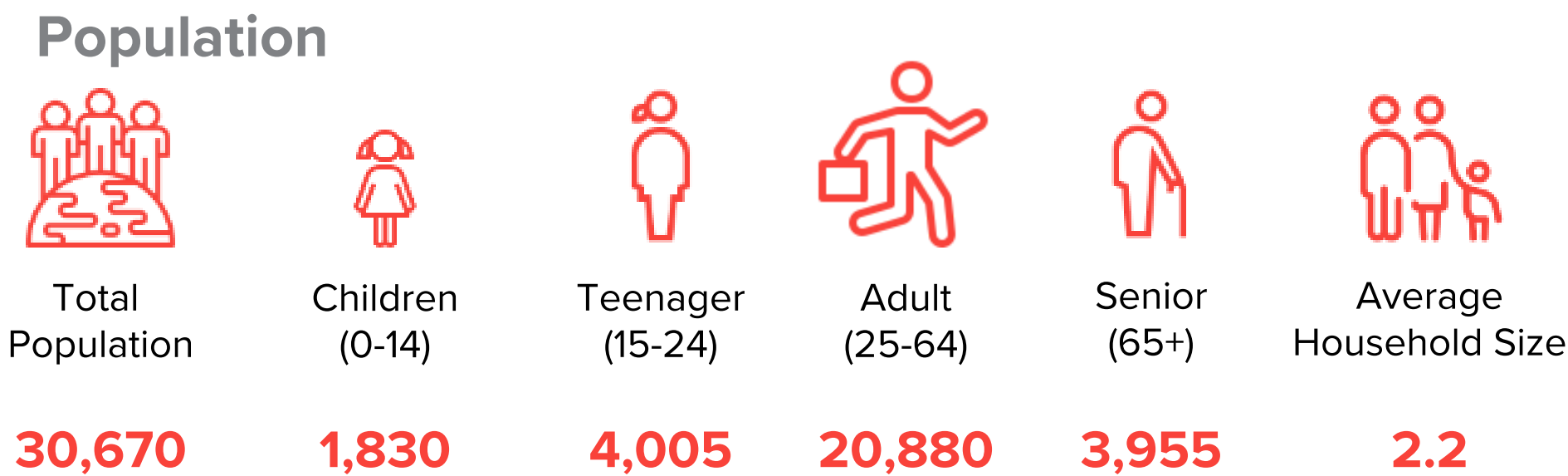
- Animal care establishment
- Artist studio
- Bank
- Convenience store
- Daycare
- Drive-through facility
- Instructional facility
- Library
- Medical facility
- Municipal service centre
- Office
- Personal Service Business
- Post office
- Recreational and athletic facility
- Restaurant
- Retail food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











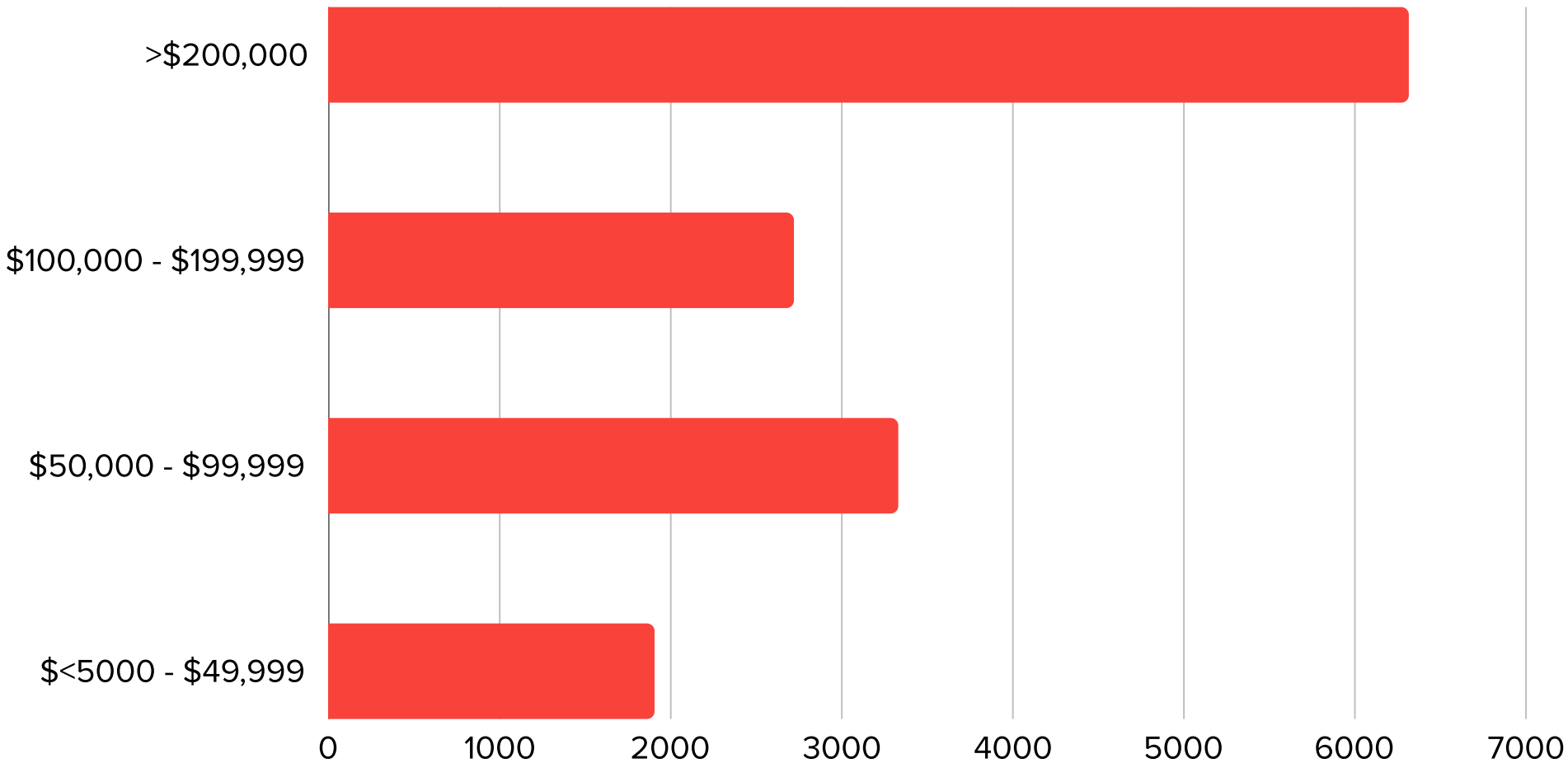
# CENTRETOWN OTTAWA DEMOGRAPHICS

## Demographics



### Jobs & Businesses

Agriculture & Resource Extraction		0.5%
Construction & Utilities		6.2%
Manufacturing, Trade, & Transportation		13%
Information, Education, & Science		25.1%
Finance, Real Estate, & Entreprises		5%
Health Care, Social Assistance & Public Administration		43.4%
Retail, Accommodation, Arts, & Accommodation		19.8%
Other		0.5%





# FLOOR PLANS

## LOWER LEVEL





# FLOOR PLANS

## MAIN LEVEL





## SECOND FLOOR













# 203 CATHERINE STREET (SOBA CONDOS)

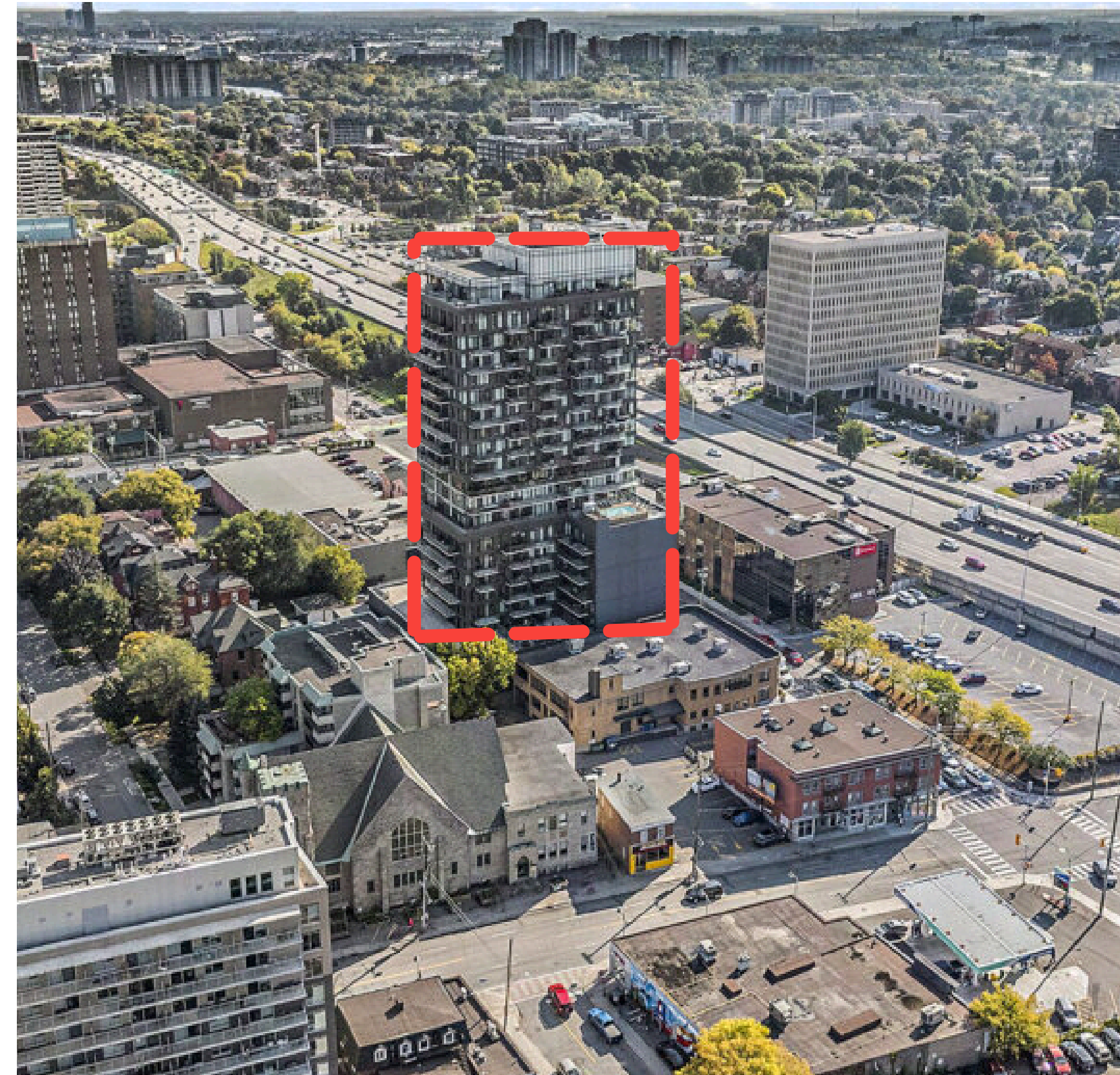
## Successful Neighbourhood Development & Owner-User Appeal

A prominent mixed-use tower located steps from Bank Street, SoBa has become a benchmark for modern urban living in Ottawa's Centretown. The success of this development demonstrates the strong demand for residential density, high-quality design, and mixed-use programming in this corridor. It also signals significant potential for nearby businesses and future developments, showing how well-executed projects can elevate the entire area and create opportunities for complementary growth.

### Overview

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- Address: 203 Catherine Street, Ottawa
- Building: SoBa Condominiums
- Developer: Lamb Development Corp.
- Architect: CORE Architects
- Year Completed: ~2020
- Type: High-rise residential with ground-floor commercial
- 20 storey building
- 209 suites
- Retail Space: ~8,071 SF at grade (high-exposure shell space)





# Financial Information

## Projected Gross Income (EXCL. HST)

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

	Square Footage	Occupancy	Lease Expiry
Suite B01 & B02	8,746 SF	Vacant	-
Suite 100	2,368 SF	Tenant	August 31, 2027
Suite 101	5,881 SF	Vacant	-
Suite 200	2,915 SF	Tenant	September 1, 2028
Suite 300	2,989 SF	Tenant	December 31, 2025
Suite 400	2,725 SF	Tenant	December 31, 2025







# THANK YOU

**We invite you to tour the property and discuss plans.  
Please contact one of the representatives below to get started!**



**JOHN ZINATI**

(o) 613.853.4106

(c) 613.880.4106

[john@zinatirealty.com](mailto:john@zinatirealty.com)

**LIZ POWELL**

(o) 613.853.4106

(c) 613.915.5496

[liz@zinatirealty.com](mailto:liz@zinatirealty.com)