

FOR SALE

## 2 STORY RETAIL PROPERTY IN DOWNTOWN OTTAWA



CANTOR  
REALTY CORP.

CANTOR REALTY CORP., BROKERAGE  
COMMERCIAL SALES AND LEASING

391 BANK STREET  
OTTAWA, ON





CANTOR  
REALTY CORP.

## 2 STORY RETAIL PROPERTY FOR SALE IN DOWNTOWN OTTAWA

391 Bank Street | Ottawa, ON K2P 1Y3

### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$2,200,000
Ground Floor Ceiling Height:	10'
Second Floor Ceiling Height:	9'
Basement Ceiling Height:	8'
Building SF:	6,147 SF
Lot Size:	3,735 SF
Parking Spots:	6 Tandem
Electrical:	100A@600V and 200A@240V
HVAC:	Separate HVAC's per Floor (2016)
Roof:	Flat Maintained
Property Taxes	\$44,503.77 (2025)

### PROPERTY OVERVIEW

Located in the heart of Ottawa Centretown, directly across from the new James House condo development, a 2-minute drive to HWY 417 / the Glebe and surrounded by dense residential and commercial retail. This vacant building offers a ground-level 2,000 sqft retail unit with a separate entrance to the second floor, which includes two individual units, and an additional unit in the basement with a separate entrance. Each floor is approximately 2,000 sqft. The property includes six tandem rear parking spaces. HVAC systems were replaced, along with new grade-level windows and front doors, in 2016. This property presents an excellent opportunity for owner-users, while also offering the ability to generate additional rental income.



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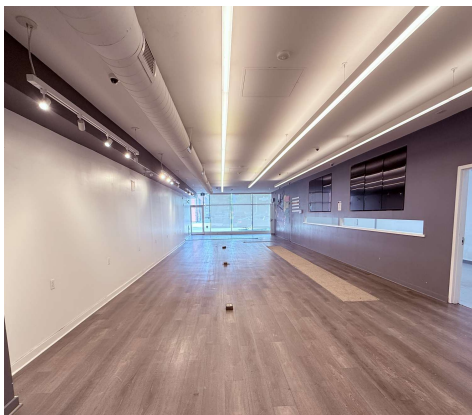


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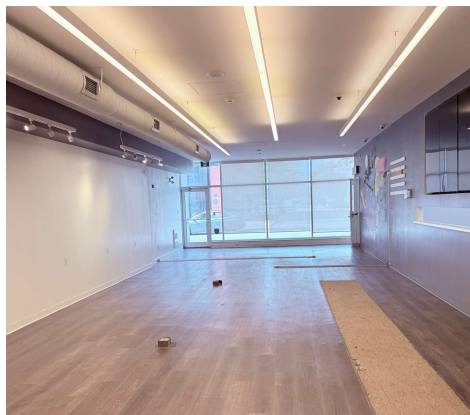
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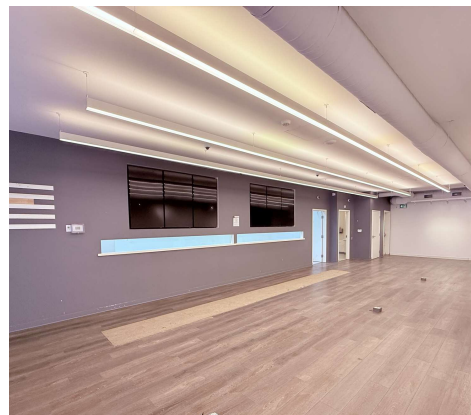
Additional Photos



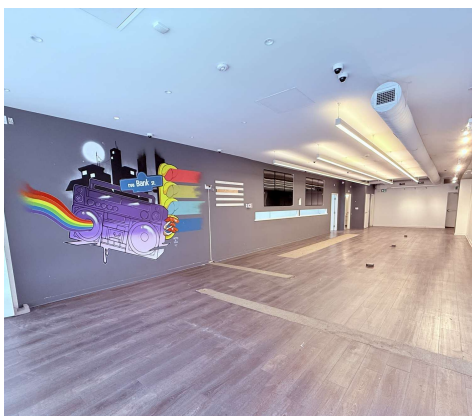
GROUND FLOOR



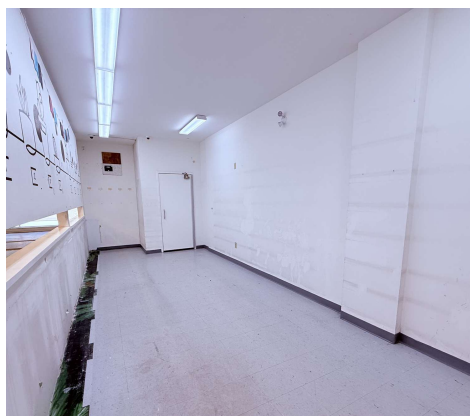
GROUND FLOOR



GROUND FLOOR



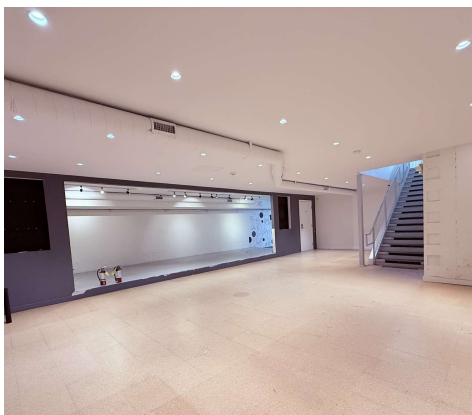
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR WASHROOM



BASEMENT



BASEMENT



BASEMENT



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Additional Photos



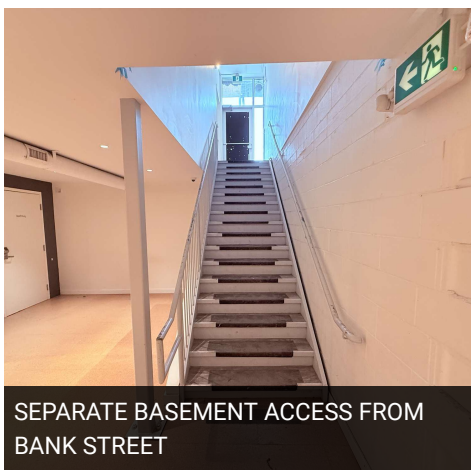
**BASEMENT**



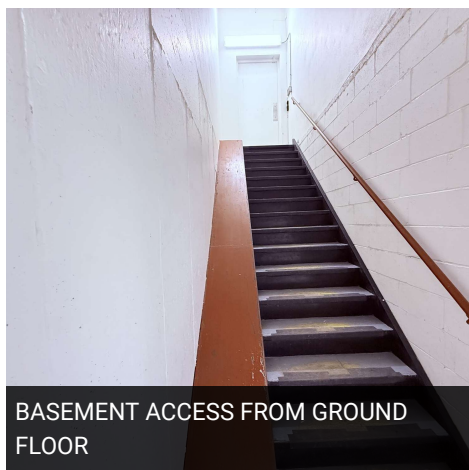
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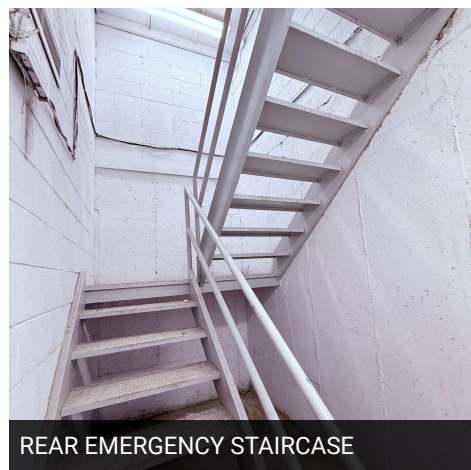
**BASEMENT**



**SEPARATE BASEMENT ACCESS FROM  
BANK STREET**



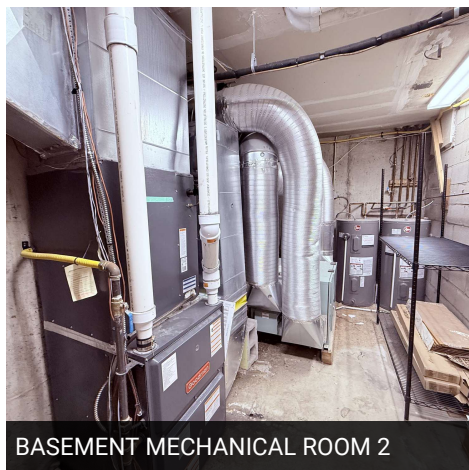
**BASEMENT ACCESS FROM GROUND  
FLOOR**



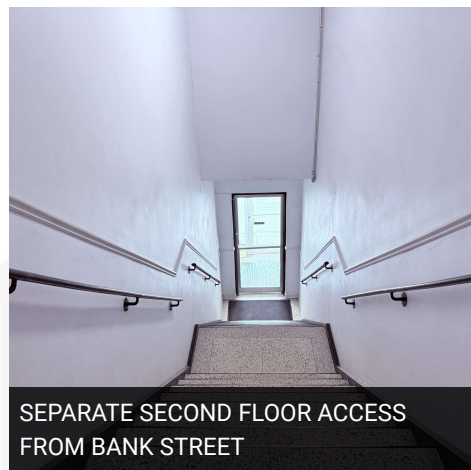
**REAR EMERGENCY STAIRCASE**



**BASEMENT MECHANICAL ROOM 1**



**BASEMENT MECHANICAL ROOM 2**



**SEPARATE SECOND FLOOR ACCESS  
FROM BANK STREET**



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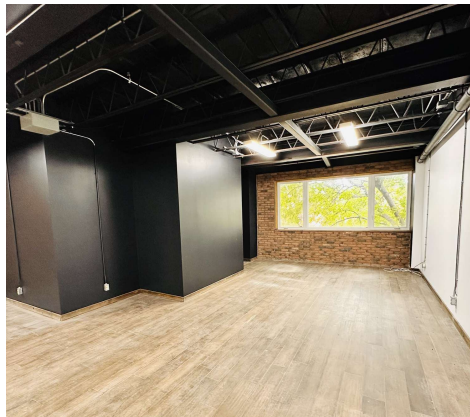
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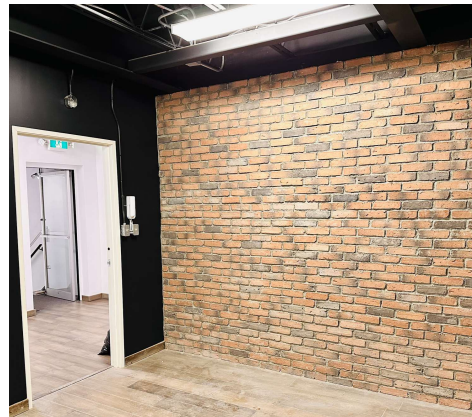
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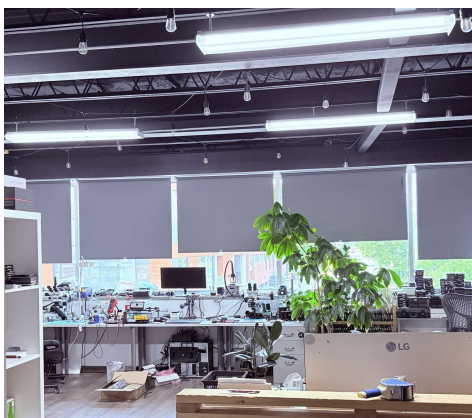
SECOND FLOOR SUITE 1



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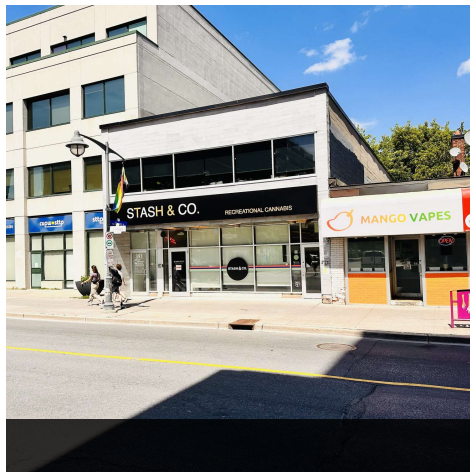
SECOND FLOOR SUITE 2



SECOND FLOOR KITCHENETTE



SECOND FLOOR WASHROOM



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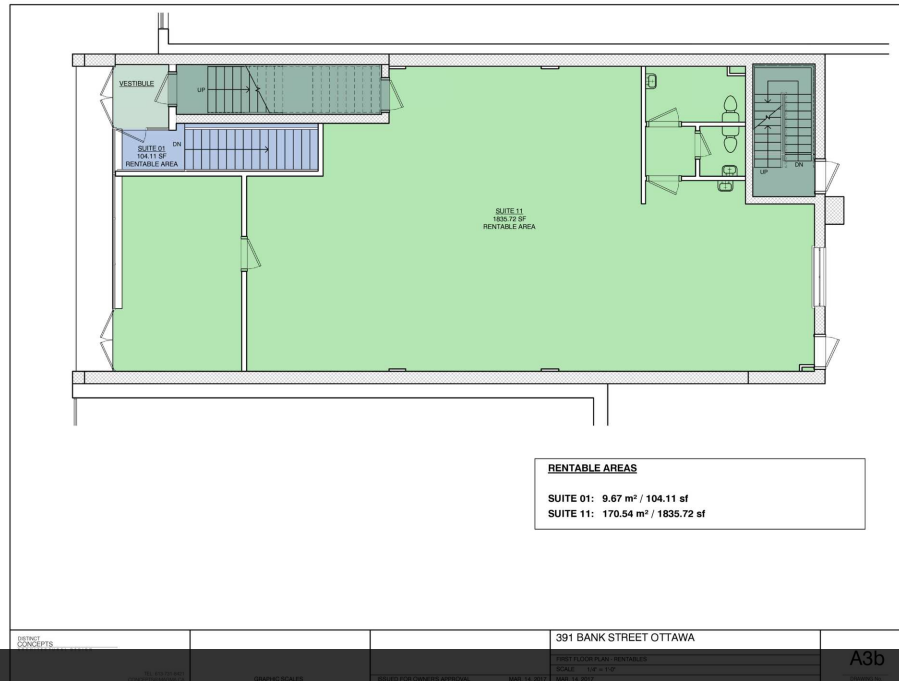


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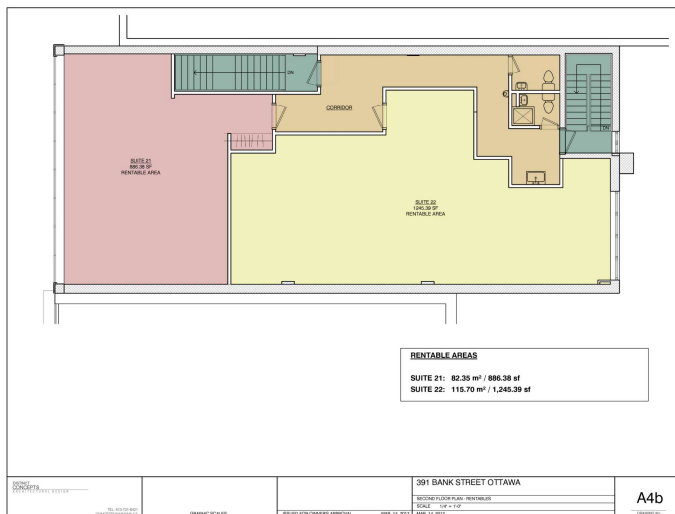
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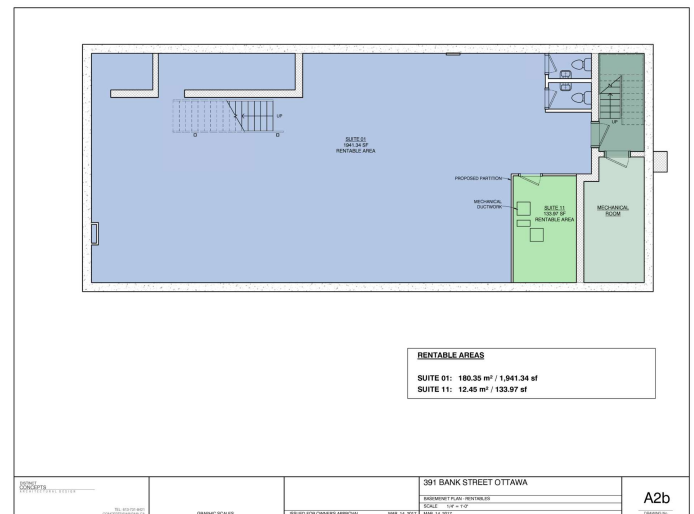
### Floor Plans



Ground Floor



Second Floor



Basement



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Location Map



Google

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