

FOR SALE

381 Richmond Road, Ottawa ON



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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Located in the heart of vibrant Westboro, 381 Richmond Road presents a rare opportunity to acquire a high-exposure commercial property with strong redevelopment potential in one of Ottawa's most sought-after neighbourhoods. The site is well-positioned for a future condo or apartment development, benefiting from excellent walkability, nearby amenities, and strong residential demand. It has the further benefit of having two street fronts, Richmond Road and Madison Avenue.

The existing building offers two functional levels suitable for a variety of uses including retail, restaurant, fitness, medical, or other service-based businesses. The upper-level offices can be removed to create an open-concept layout, with additional potential to remove the dropped ceiling. The property also features approximately 20 on-site parking spaces, large storefront windows, and excellent street presence.

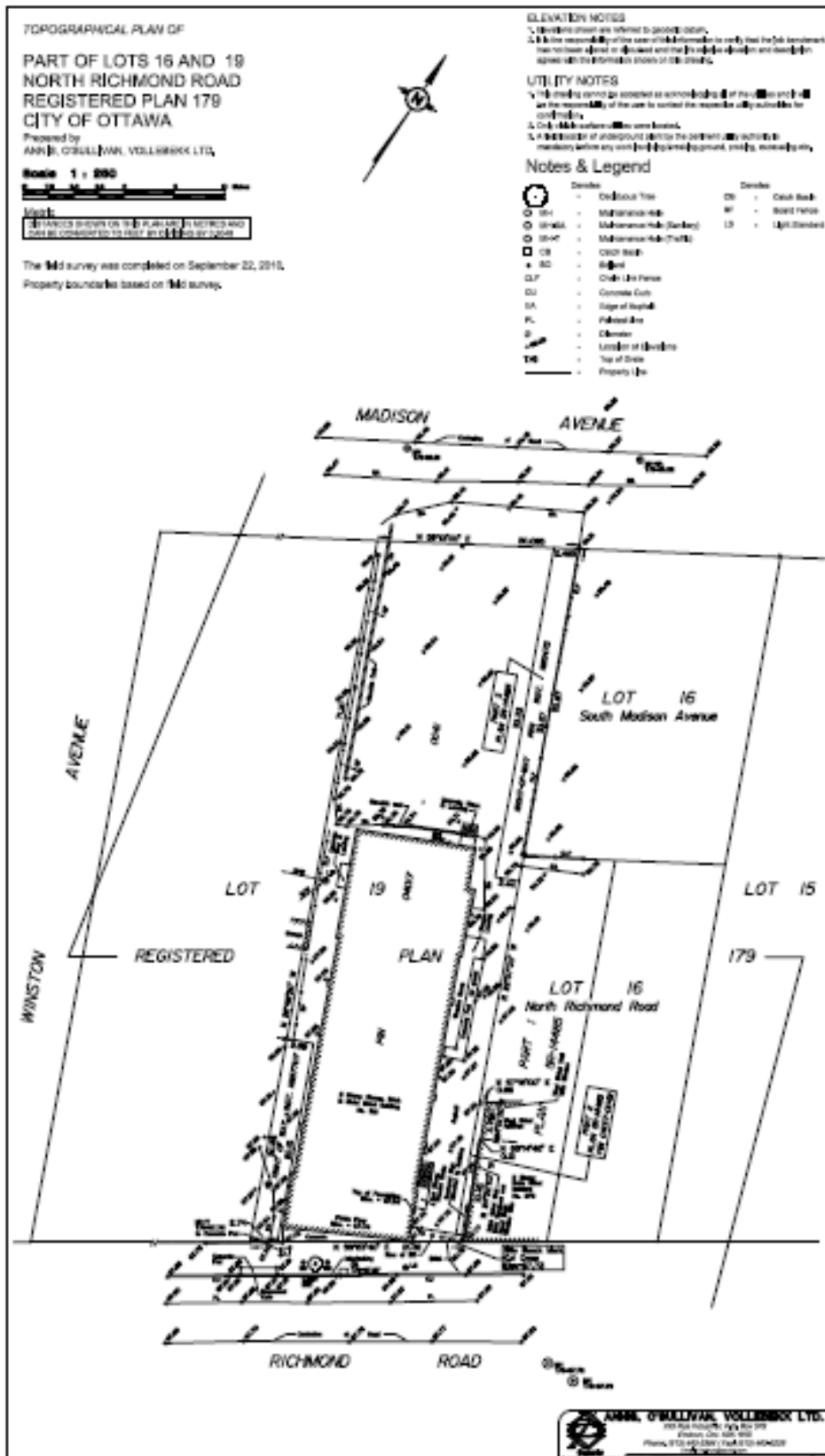
Surrounded by a dynamic mix of shops, restaurants, and dense residential development, this is an exceptional opportunity for investors, developers, or owner-occupiers to secure a prime asset in a thriving corridor.

ADDRESS	381 Richmond Road, Ottawa, ON K2A 1Y8
SALE PRICE	\$6,500,000.00
UNIT AREA	Approximately 5,000 SF (main level), approx. 1,700 SF second floor front, 800 SF second floor back
PARKING	Approximately 20 spots
REALTY TAXES	\$55,145.21 (2025)

INTERIOR FEATURES



SURVEY



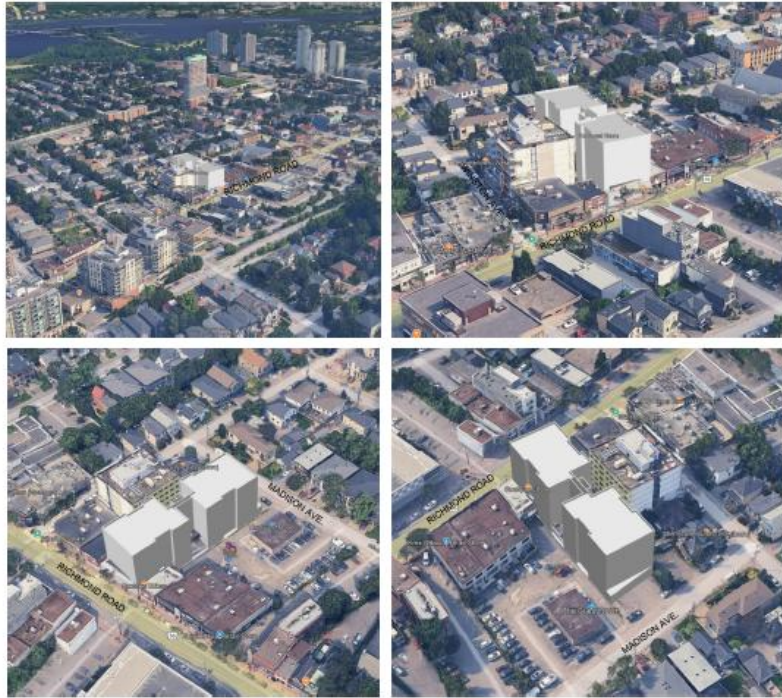
POTENTIAL DEVELOPMENT OPPORTUNITY



NEXT STEPS

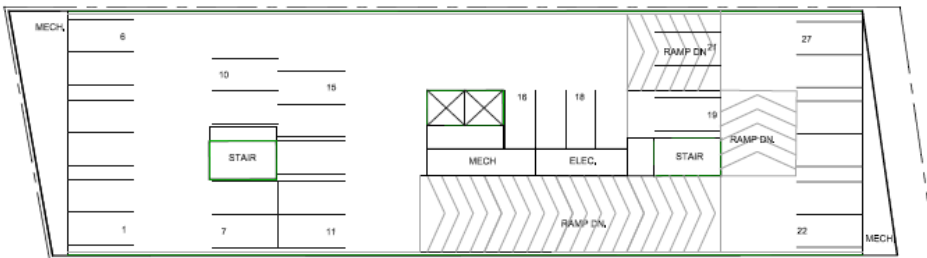
1. TOPOGRAPHICAL SURVEY
2. CITY CONSULTATION PLANNING & ENGINEERING DEPARTMENT
3. PLANNING & ENGINEERING DEPARTMENT
4. CONSTRUCTION COSTS TO RENTAL INCOME ANALYSIS
5. ENVIRONMENTAL SITE ASSESSMENT
6. REFINE TARGET DEMOGRAPHIC, UNIT TYPES & SIZES
7. CHOOSE STYLE AND MATERIAL PREFERENCES
8. SELECT CONSTRUCTION TYPE (CONCRETE VS WOOD)
9. CONFIRM PARKING RATIO
10. LOCATE REQUIRED AMENITY
11. DEFINE LOBBY ENTRANCE DESIGN CRITERIA
12. GARBAGE CHUTEY
13. CMHC MORTGAGE REQUIREMENTS?
14. SELECT MECHANICAL SYSTEMS AND SPECIAL REQUIREMENTS

UPON COMPLETION OF THIS WORK, SCHEMATIC DESIGN PHASE CAN COMMENCE.

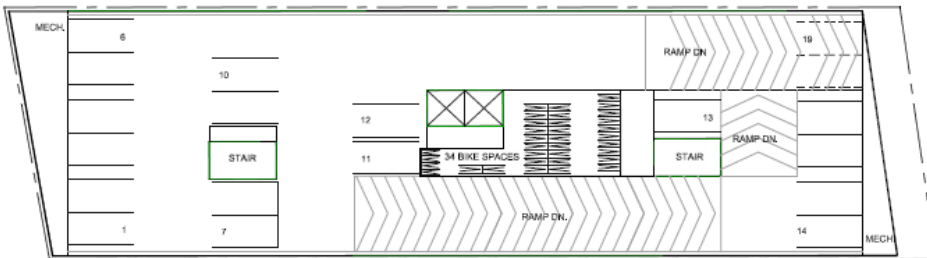


RJH ARCHITECTURE + PLANNING

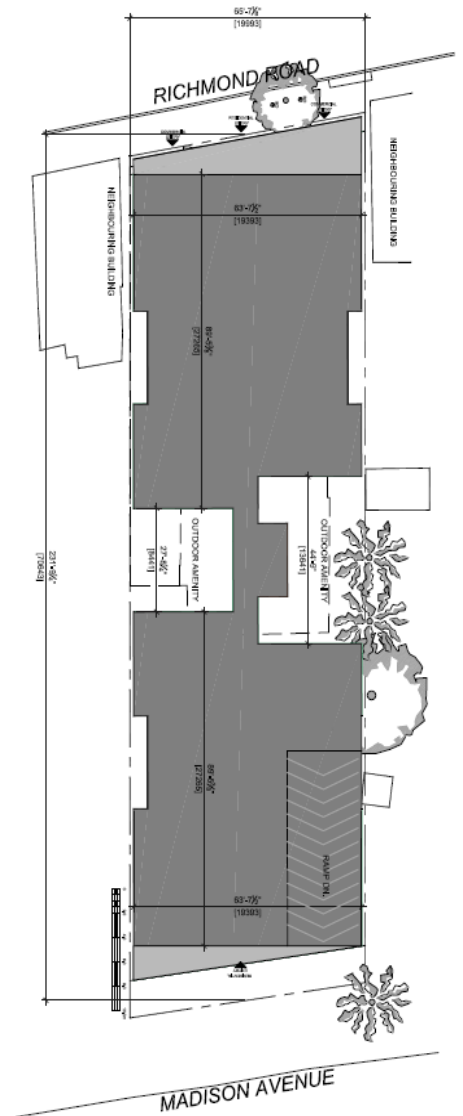
414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhll.ca rjhll.ca



PARKING 2



PARKING 1



LOCATION

381 Richmond Road benefits from exceptional visibility and steady foot and vehicle traffic in one of the city's most sought-after commercial districts. Surrounded by a strong mix of popular restaurants, cafés, boutique retail, fitness studios, and daily amenities, the area draws a consistent and affluent customer base throughout the day and evening.

The property offers convenient access to public transit, major arterial routes, and nearby residential density, making it easily accessible for both customers and staff.



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