

Commercial Building Opportunity
51-53 William Street
Ottawa, ON



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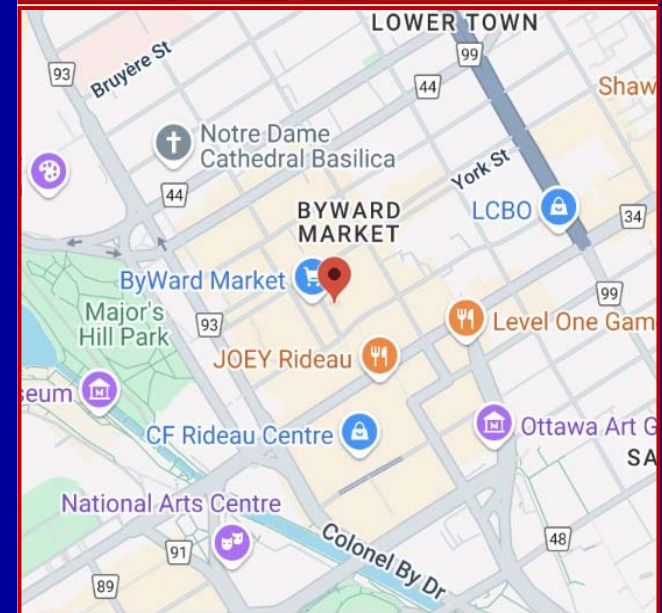
FOR SALE - *Highlights*

2-Storey Commercial Building Opportunity



DESCRIPTION: **Byward Market Opportunity**

- ✓ Prime location for sale on the east side of William Street between York Street and George Street, in the heart of Ottawa's historic ByWard Market. The Building boasts prime retail frontage with exclusive storefront signage on William Street with large storefront windows. Located directly across from the historic Market Building.
- ✓ Originally dating back to the turn of the previous century, the subject site remains improved with a 2-storey commercial building with full basement. The building itself is wood frame in construction with brick cladding, supported on a natural stone and concrete block foundation. Heating and cooling for the ground floor is provided by a newer gas-fired forced-air furnace located in the basement versus a rooftop unit on the roof for the second floor. Interior finishes reflect the uses on both floors namely a restaurant/café plus retail store on the ground floor and an office on the second floor. Both areas are well appointed. The roof was repaired in 2015.
- ✓ The ByWard Market draws both locals and tourists. Close to Parliament Hill, the City's museums, the NAC, Rideau Centre, Shaw Centre, Ottawa University and steps away from Ottawa's hottest restaurants and entertainment district. This property is surrounded by high-rise condominiums within walking distance, occupied by students and residents, and well-known hotels, including the Chateau Laurier, Marriott, Andaz, Les Suites, and Le Germain Hotel, ensuring a steady stream of tourists and professionals.
- ✓ Well serviced by public transportation, the LRT Rideau Station, with easy access to Hwy 417. Metered street parking and City parking garages nearby.
- ✓ Net Operating Income - Approximately \$85,500.00 per annum (2024-2025).
- ✓ **Ground Floor Tenant -**
Lotus Breeze Inc. (Cacao 70/Fairway Trading) - 2,161 sq.ft.
 - Present to October 2027: Basic Rent \$55.00/sq.ft. plus property taxes and building insurance.
 - November 2027 to October 2032: \$60.50/sq.ft plus current property taxes and building insurance.
- ✓ **2nd Floor Tenant -**
Music and Beyond (Month-to-Month) - 2,161 sq.ft.
 - Month to month - \$8.46 sq.ft. plus current property taxes and building insurance.



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FOR SALE - *Property Details*

Byward Market - Commercial Building Opportunity



MUNICIPAL ADDRESS do this one

51-53 William Street, Ottawa, ON K1N 6Z9.

BUILDING

Originally dating back to the turn of the previous century, the subject site remains improved with a two-storey commercial building with full basement. Fully leased. No rear access. Garbage is hauled through ground level in bins for disposal.

PIN & LEGAL DESCRIPTION

51 William Street: PIN 04215-0128. Part of Lot 11; Registered Plan 42482, Ottawa.

53 William Street: PIN 04215-0129. Part of Lot 11; Registered Plan 42482, Ottawa.

SITE DIMENSIONS

51 William Street - 28.75 x 57.77'; 53 William Street - 14.08 x 57.32'.

BUILDING AREA

42.83 ft (William Street) x ±57' (depth).

EXISTING BUILDING (*Buyer to verify*)

Total GFA: 4,322 sq.ft.: 1st Floor GFA: 2,161 sq.ft. 2nd Floor GFA: 2,161 sq.ft. plus basement for storage.

ASKING SALE PRICE

\$2,650,000.00.

REALTY TAXES

51 William Street :\$23,524.27 per annum; 53 William Street :16,274.64 per annum (2024 Final).

INSURANCE

\$7,901.00 per annum.

TENANTS

Lotus Breeze Inc. - Cacao 70/Fairway Trading (Ground Floor and basement) and Music and Beyond (2nd Floor).

ROOF

Flat roof, the south side of the roof 53 William Street was redone in 2015. The north side was done in 2011.

HVAC

2 HVACS.: One on the roof that services the 2nd floor installed 2008. One in the basement installed 2011 serving the ground floor.

GAS

Separately metered. Tenants pay direct to utility.

ELECTRICAL

One meter for the building in basement. Landlord pays utility and collects from tenants 70% for ground floor and 30% for 2nd floor. One additional meter for 2nd floor HVAC only paid directly to utility by 2nd floor tenant.

WATER

Landlord pays utility and collects from tenants 70% ground floor and 30% 2nd floor.

MUNICIPAL SERVICES

The subject site has access to a full complement of municipal services, as do all properties located along William Street.

ENVIRONMENTAL & SURVEY

Phase 1 Environmental Report available to Buyer. No survey available.

ZONING (*Buyer to verify*)

Current zoning: MD2, S73, Mixed-Use Downtown Sub-zone with Mature Neighbourhood and Heritage Overlays.
https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_section193-194_en.pdf

PARKING

Metered street parking and City parking garages nearby.

FINANCING

Buyer may treat as clear.

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FOR SALE - *Ground Floor*

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FOR SALE - 2nd Floor

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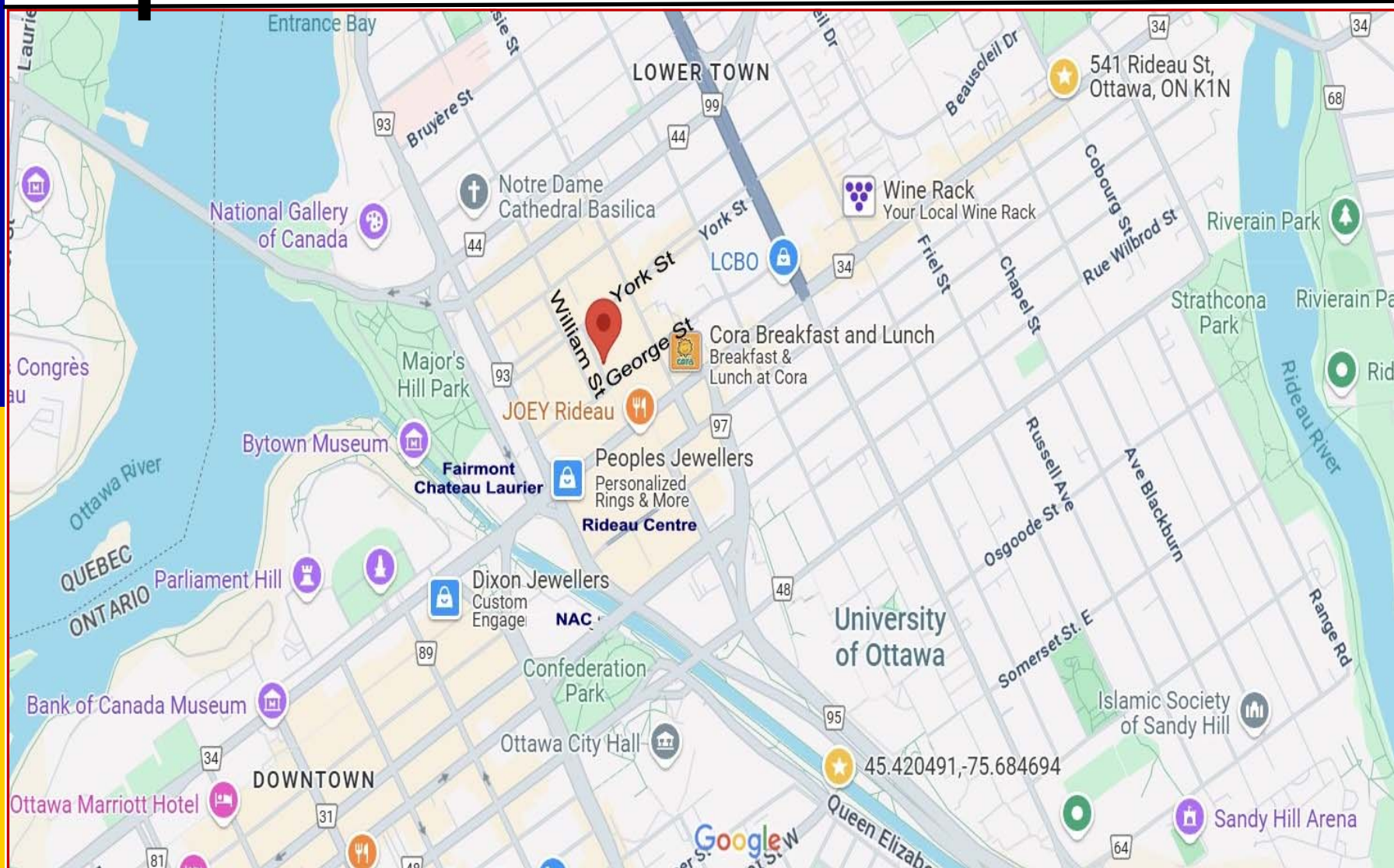
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FOR SALE - Map

Byward Market - Commercial Building Opportunity



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