



Colliers



258 Kent Street | Ottawa, ON

Asking Price:

\$998,989

2,150 SF Available
(estimated)

Downtown Mixed-Use Opportunity



Zoned and configured for a multitude of uses



3 storey prime downtown retail space



Prime location with easy access to Highway 417

Accelerating success.

Property Profile



Numbers at a Glance

0.037 Acres
Site Area

R4UD Residential Fourth Density Zone
Zoning

\$7,001.75
Property Taxes (2022)

Retail/Office/
Residential
Type of Space

Surface
Parking

1905
Year Built (Est.)

\$998,989
Asking Price

Details

Improvements: Hydro Services Updated (2020)
Front Facade (2018)
Furnace (2014)

Approx. Utilities
Water \$115/month
Hydro \$200/month
Gas \$150/month

Comments

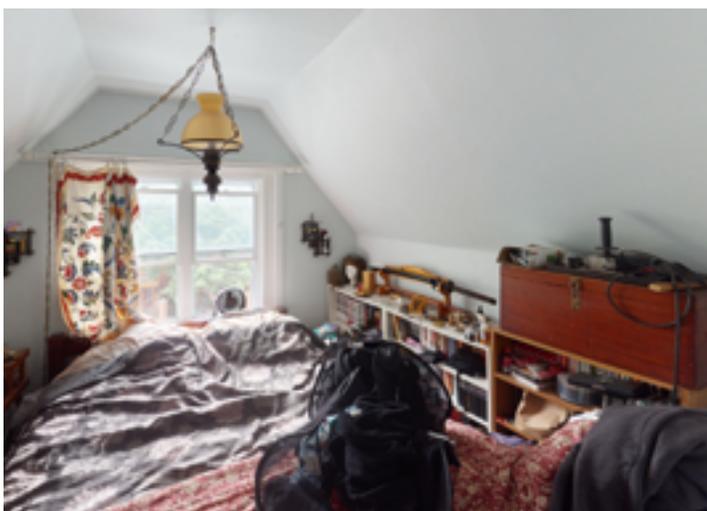
Downtown with great potential - Welcome to 258 Kent Street. An easy location to get to with direct access off Hwy #417. Centrally located in the heart of Downtown. Within walking distance to Chinatown, the Glebe, the Canal and Parliament Hill. Enjoy the abundance and variety of retail shops, services, cafes, restaurants, pubs, grocery, museums and so much more. Zoned R4UD allowing for development into a variety of uses and configurations. Currently set up with a single ground level retail unit and four apartments. The second and third floor are accessible by a separate entrance and staircase. On the second and third floors are located 1-bedroom units, while the ground floor has two bachelor units and a classic timeless barbershop. The property has a paved driveway located on the north side of the property allowing for 2+ parking. The unfinished partial basement has good ceiling height allowing for storage and straightforward access to utilities. Updated 200 amp; 240-volt service with 4 separate meters.

258 Kent Street | For Sale

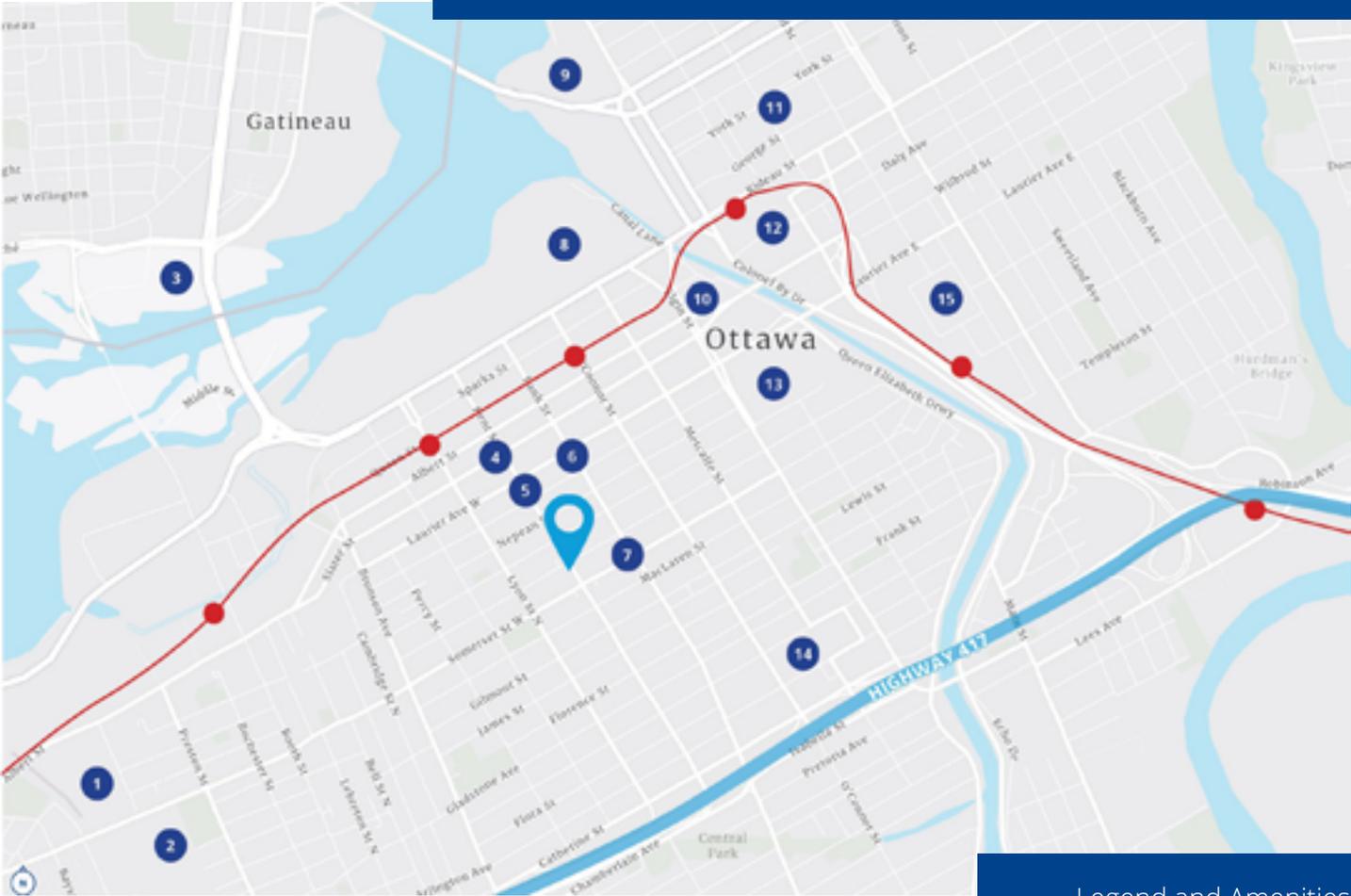
Property Gallery



View Virtual Tour



Location & Access



Legend and Amenities

	258 Kent Street
1	Art is In Bakery
2	Little Italy
3	ZIBI Development
4	Starbucks
5	The Royal Oak

	Highway 417
6	Shopper's Drugmart
7	Independent Grocer
8	Parliament Hill
9	National Art Gallery of Canada
10	National Arts Centre

	LRT Route
11	Byward Market
12	Rideau Centre
13	Ottawa City Hall
14	Canadian Museum of Nature
15	University of Ottawa

99 
Bike Score

97 
Walk Score

91 
Transit Score

Contact



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