



Central Retail Investment Opportunity

- Asking Price: \$4,800,000.00
- Fully leased retail building
- Traditional Mainstreet zoning TM[112]H(16)
- Approximately 1km from Lebreton Flats
- Within the 600m buffer of the Pimisi LRT station

Get more information

Gillian Burnside

Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com

Ron Milligan

Sales Representative, Vice-President
D +1 613 761 8139
ron.milligan@avisonyoung.com

James Pero

Sales Representative
D +1 613 920 5607
james.pero@avisonyoung.com



Platinum member

Property information

For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON



Summary

691-701 Somerset Street West is the Chinatown's most recognizable and identifiable commercial properties. Immediately visible from the Royal Gateway at Bronson Avenue, this investment represents the opportunity to own a prestigious location, solid investment and a site for potential redevelopment.

The site area for the property is 7,592 sf with a total of 14,324 rentable sf over the first and second floors. Serviced with both an elevator and spiral staircase, the second floor provides a 7,327 sf unit, where the ground floor unit provides approximately 3,430 sf. Both units have executed 5-year leases in 2024. Three additional retail units on the ground floor are also leased.

A 7,167 sf lower-level parking garage provides approximately 16 parking spots accessed from Cambridge Street North. The site also benefits from ample street parking and a parking lot to the west of the property.

Substantial upgrades and improvements have been completed at the property and a complete list can be provided upon request.



Platinum member

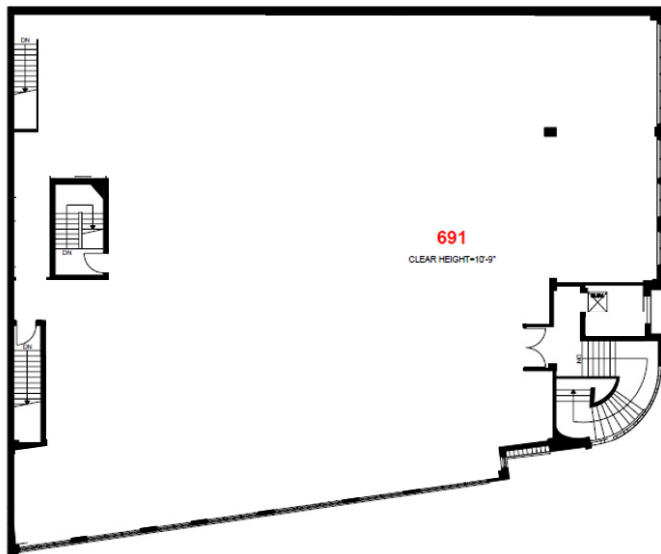
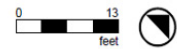
AVISON YOUNG

Floor plans

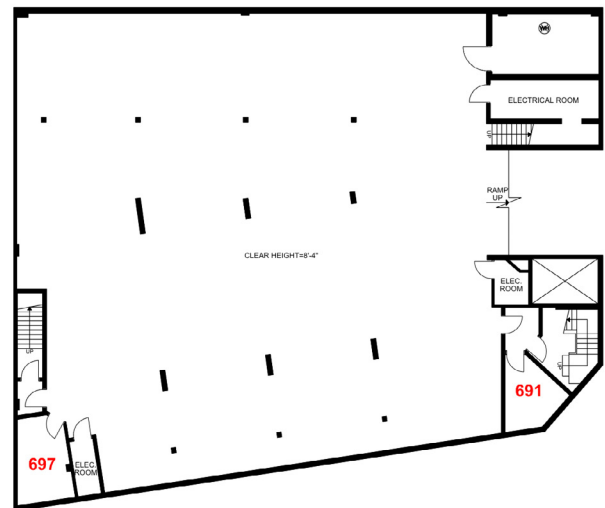
For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON

Floor 01



Floor 02



Basement



Platinum member



Property Details

For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON

Site Area
0.174 acres (approx.)

Property Taxes
\$63,613.28 (2023)

Number of Tenants
Five (5) 100%
occupancy

Major Retrofit
2020

Site Frontage
100.1 ft (approx.)
on Somerset Street
West

Net Rentable Area
14,324 sf + 7167 sf
(lower level parking)

Parking Count
Approx. 16

**Net Operating
Income**
\$263,000.00 (2025)

Tenant Summary

Unit	Tenant	Area (SF)	% of NRA	Base Rent / SF	Annual Rent	Lease Expiry
691	BIOM Health Club	7,998	57.3%	\$13.00	\$103,974.00	9/30/2030
691A	Den Den Claw	3,430	24.6%	\$17.00	\$58,310.00	8/31/2029
693	Electric Banana	460	3.3%	\$46.70	\$21,482.00	12/31/2026
695	Chatime	700	5.0%	\$34.00	\$23,800.00	5/31/2033
697	Ben Ben Restaurant	1,370	9.8%	\$39.00	\$53,430.00	5/31/2027
TOTAL		13,958	100.0%	\$149.70	\$260,996.00	



Tenant Spaces

For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON

Den Den Claw



Chatime



Ben Ben Restaurant



Electrical Banana



Den Den Claw



Chatime



Gallery

For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON



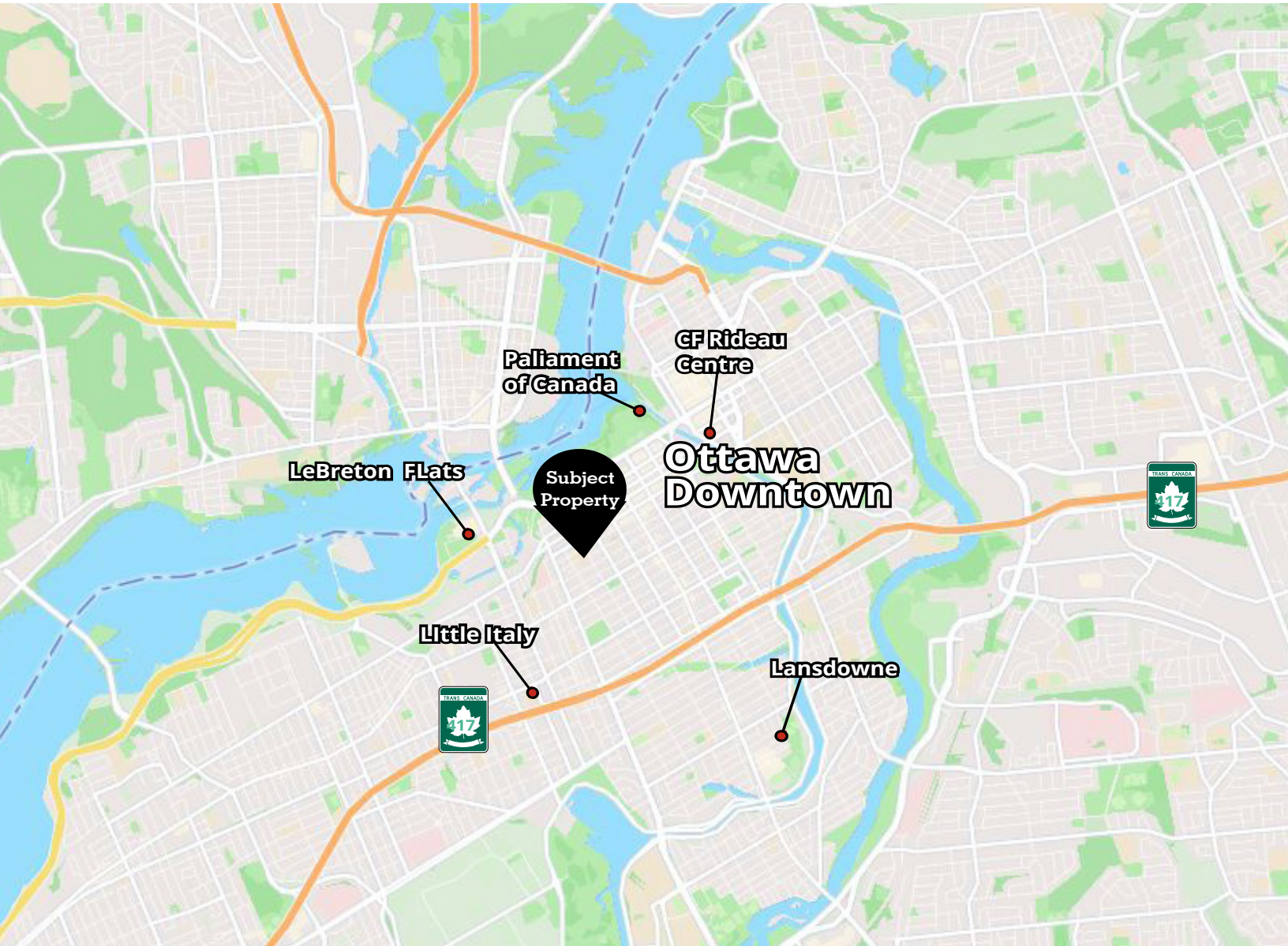
Platinum member

AVISON YOUNG

Map

For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON



Distance to:

- | | | | |
|---------------------|---------|------------------|---------|
| - Downtown (Ottawa) | 6 min. | - LeBreton Flats | 6 min. |
| - Highway 417 | 3 min. | - Little Italy | 3 min. |
| - CF Rideau Centre | 10 min. | - Lansdowne | 10 min. |



Platinum member

AVISON YOUNG

Demographics

For Sale Retail Investment Opportunity

691-701 Somerset Street West, Ottawa, ON



Demographics*
3km Radius



Total
Population

123,310



Total Daytime
Population

198,346



Average Household
Income

\$62,221



Average
Age

37.7

*Demographic data provided by CoStar Group.

*Walk, Bike & Transit Score provided by walkscore.com.



Bike Score

98



Walk Score

97



Transit Score

86

Get more information

James Pero

Sales Representative
D +1 613 920 5607
james.pero@avisonyoung.com

Ron Milligan

Sales Representative, Vice-President
D +1 613 761 8139
ron.milligan@avisonyoung.com

Gillian Burnside

Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com



Platinum member

**AVISON
YOUNG**