

For Sale

625 Somerset Street West

Ottawa, Ontario



Executive Summary

CBRE Limited is pleased to act as exclusive advisor to the Ownership in offering for sale 625 Somerset Street West, Ottawa, Ontario (the “Property”).

The Property comprises a ~2,050 square foot mixed-use building situated on a ~3,768 square foot parcel, with prominent frontage along Somerset Street West. The Property is zoned H1[2185] H(16.5), permitting a broad range of commercial and residential uses.

The property is tenanted by Jadeland, occupying the ground-floor restaurant space with existing fit-ups designed for a full-service restaurant complemented by a second-floor residential unit. The residential unit has recently undergone renovations, including new washroom fixtures and fresh interior painting, providing a functional and well-configured layout within a central downtown setting.

The offering presents multiple paths to value, including in-place income, future owner-user potential with a built-out commercial space, and longer-term repositioning or redevelopment supported by the Property’s flexible zoning and central location.

The Property is being offered on a first-come, first-served basis at an asking price of **\$800,000**.

*Also for sale are 621 and 631 Somerset Street West, offering the opportunity to acquire all three properties for a total purchase price of **\$2,469,270**.*

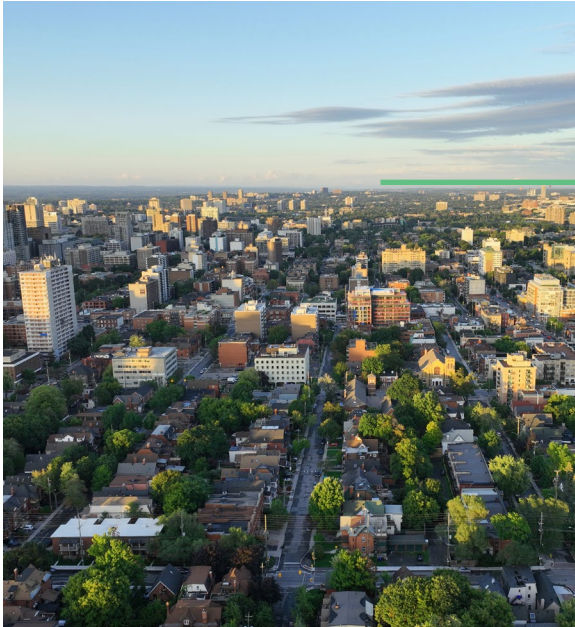


Investment & Owner-User Opportunity

625 Somerset presents a mixed-use freehold asset along one of downtown Ottawa’s established corridors. The property features a ground-floor restaurant with existing restaurant-style fit-ups, complemented by a second-floor residential unit, alongside strong underlying real estate fundamentals, including prominent street frontage and a central location. Near-term lease expiries provide flexibility to extend existing tenancies or accommodate an owner-occupier, supporting future repositioning or alternate use over time.

Central Ottawa Location

Centretown is one of Ottawa’s most established urban neighbourhoods, characterized by a balanced mix of heritage housing, modern residential developments, and active main-street retail. Bank, Elgin, and Somerset Streets form the area’s primary commercial corridors, supporting consistent foot traffic driven by a dense population of professionals, students, and residents throughout the day and into the evening.



Downtown Connectivity & Access

625 Somerset is ideally positioned within one of Ottawa’s most walkable and well-connected neighbourhoods. Just steps from the Bank Street commercial corridor, a short walk to both Lyon and Parliament LRT stations, and minutes from Parliament Hill, the Bank of Canada, and Sparks Street, the location offers seamless access to the downtown core alongside the character of a well-established main street.

Property Summary



625 SOMERSET STREET WEST, OTTAWA, ONTARIO K1R 5K3	
BUILDING AREA	~2,050 SF mixed-use building
PROPERTY AREA	3,768 SF
PIN	041210038
LEGAL DESCRIPTION	PLAN 12281 LOT 3 EPT SOMERSET N
ZONING	H1[2185] H(16.5)
FRONTAGE & DEPTH	33.50 ft frontage, 112.48 ft depth
PARKING	4 stalls

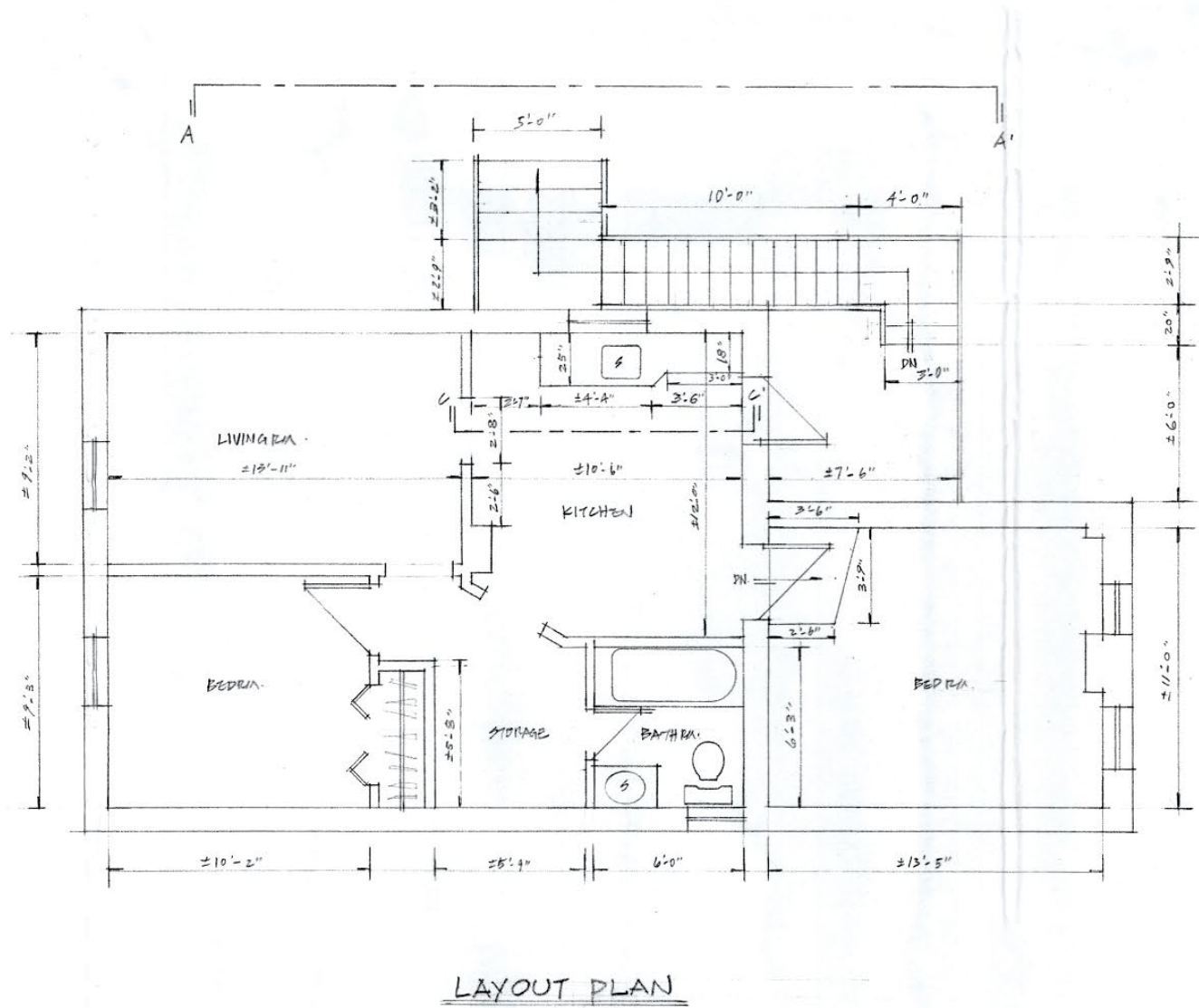
LEASE SUMMARY				
TENANT	LEASE STRUCTURE	2026 EST. INCOME	EXPIRY	NOTES
Jadeland (625-1)	Net	\$36,960	Feb 28, 2027	Pays proportionate share of taxes, insurance, utilities & maintenance; utilities separately metered.
Residential (625-2)	All Inclusive	\$18,000	May 14, 2027	Landlord pays utilities, A/C, internet.
TOTAL GROSS INCOME		\$57,960		

OPERATING EXPENSES	ANNUAL COST	PAID BY
Property Taxes (2025)	\$2,514	Landlord
Ottawa Hydro (2025)	\$1,440	Landlord
Ottawa Water (2025)	\$960	Landlord
Insurance, Gas, Snow, Maintenance	Recoverable	625-1 Tenant
TOTAL EXPENSES	\$4,914	
EST. NET OPERATING INCOME	\$53,046	

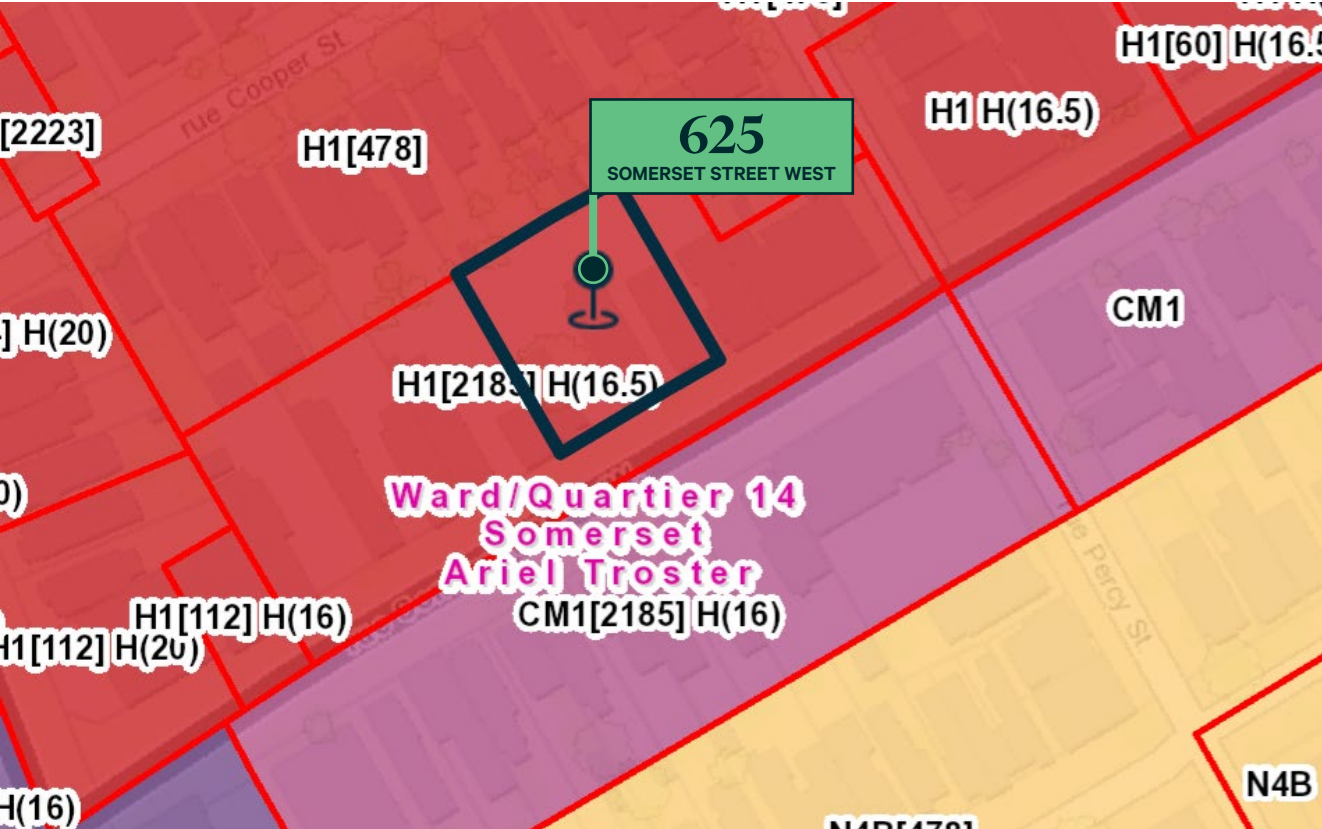
Floor Plan & Zoning

The Property is zoned H1[2185] H(16.5), permitting a wide range of commercial and residential uses.

This zoning supports a variety of tenancy profiles and provides flexibility for future leasing, reconfiguration, or conversion, offering both near-term income stability and longer-term repositioning potential.



Residential Unit Floor Plan
625 Somerset Street West



[CHECK OUT THE FULL ZONING BY-LAW HERE.](#)

About the Neighbourhood

The Property is located at the epicentre of Centretown.

Characterized by a mix of heritage homes, mid-rise apartments, and contemporary condo towers, it offers a highly connected, downtown lifestyle. Streets like Bank and Elgin form the spine of the neighbourhood, lined with shops, patios, and office buildings, while the surrounding grid remains distinctly residential in scale.

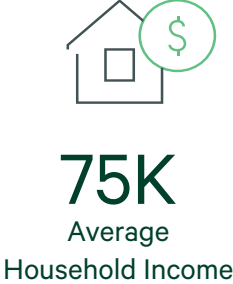
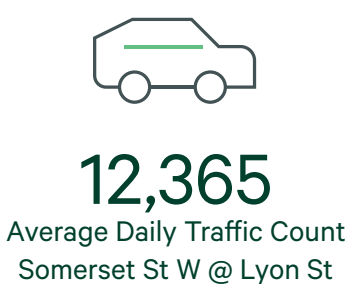
The residential landscape in Centretown has evolved significantly in recent years, with ongoing and proposed multi-family developments reinforcing its role as a high-density urban hub. Notable projects include newer towers and communities along Bank Street and Gladstone, as well as proposed high-rise developments such as a mixed-use two-tower project on O'Connor Street.

Centretown is also one of Ottawa’s most vibrant dining districts, known for its concentration and diversity of restaurants. Bank Street, Somerset Street West and Elgin Street in particular are lined with everything from casual pubs and brunch spots to upscale dining and international cuisine, reflecting the neighbourhood’s multicultural character. Popular local destinations include established eateries like The Whalesbone and Arlo, alongside a steady mix of cafés, bakeries, and late-night venues.

Transit accessibility is a major advantage of the neighbourhood. Centretown is served by Ottawa’s O-Train Confederation Line, with nearby stations such as Lyon and Parliament providing fast east-west connections through downtown. Bus routes along Bank and Elgin Streets further enhance connectivity, while the area’s compact grid supports walking and cycling as primary modes of travel. This strong transit infrastructure contributes to its appeal as a car-optional neighbourhood.



Area Demographics





Chinatown



Somerset Village

Within a 1.5km Radius

- 

TRANSPORTATION
Lyon LRT Station
Parliament Station
- 

GOVERNMENT
Bank of Canada Building
Supreme Court of Canada
Parliament Hill
Ottawa Courthouse
Ottawa City Hall
U.S. Embassy
- 

LEISURE & ENTERTAINMENT
National Arts Centre
Confederation Park
Rideau Canal
Shaw Centre
National Gallery of Canada
Museum of Nature
- 

SHOPPING
Elgin Street Shops
Sparks Street Retail District
CF Rideau Centre
Messine's Independant Grocer
Food Basics
- 

ACCOMODATION
Delta Ottawa Centre
Ottawa Marriott Hotel
The Metcalfe
Fairmont Chateau Laurier
The Westin Hotel
Lord Elgin



Outdoor Leisure



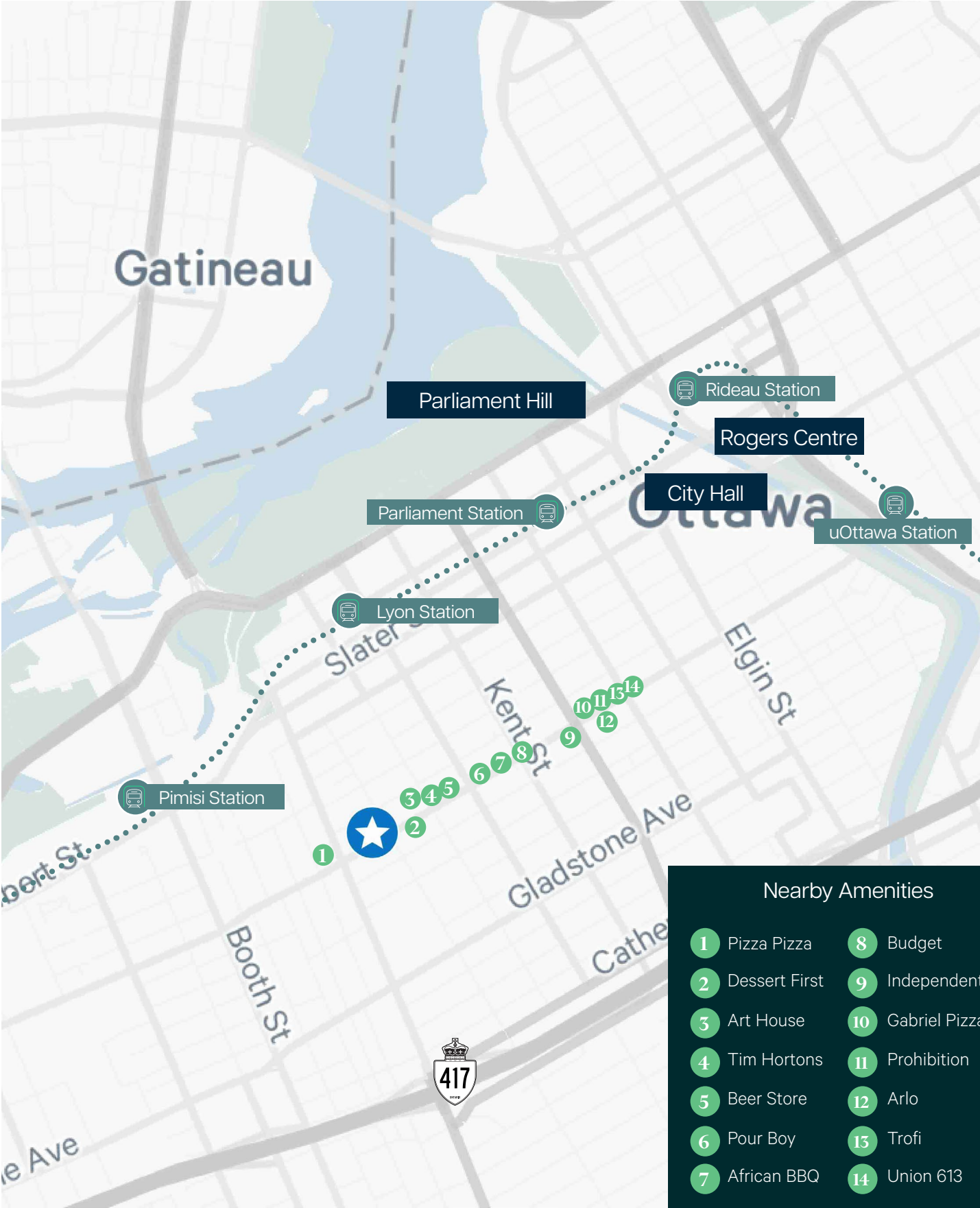
Restaurants & Amenities



 Walk Score **96**

 Transit Score **92**

 Bike Score **99**





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FOR MORE INFORMATION, PLEASE CONTACT:

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