

For Sale

621 Somerset Street West

Ottawa, Ontario



Executive Summary

CBRE Limited is pleased to act as exclusive advisor to the Ownership in offering for sale 621 Somerset Street West, Ottawa, Ontario (the “Property”).

The Property comprises a ~2,226 square foot commercial building on a 3,768 square foot parcel, with prominent frontage along Somerset Street West. The site is zoned H1[2185] H(16.5), permitting a broad range of commercial and residential uses.

The building is currently tenanted by two retail stores. The property benefits from tenant-installed improvements, with each unit built out for its respective use, providing a functional and adaptable configuration for continued occupancy or future repositioning.

The offering presents multiple paths to value: passive cash flow under existing leases, future owner-occupier use with a built-out space, and longer-term redevelopment or repositioning potential supported by the site’s flexible zoning along a highly visible downtown corridor.

The Property is offered on a first-come, first-served basis at an asking price of **\$879,270**.

*Also for sale are 625 and 631 Somerset Street West, presenting the opportunity to acquire all three properties for a total purchase price of **\$2,469,270**.*

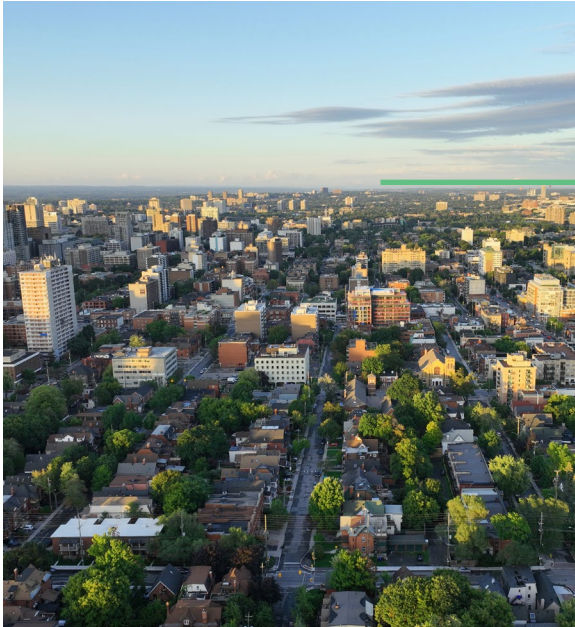


Investment & Owner-User Opportunity

621 Somerset presents a freehold commercial asset in one of downtown Ottawa’s most established corridors. The property features tenant-improved space with existing retail fit-ups, complemented by strong underlying real estate fundamentals, including prominent street frontage and exposure along a high-traffic corridor. Near-term lease expiries provide flexibility to extend existing tenancies or accommodate an owner-occupier, while flexible zoning permits a broad range of commercial and residential uses, supporting future leasing, repositioning, or alternate use.

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

621 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



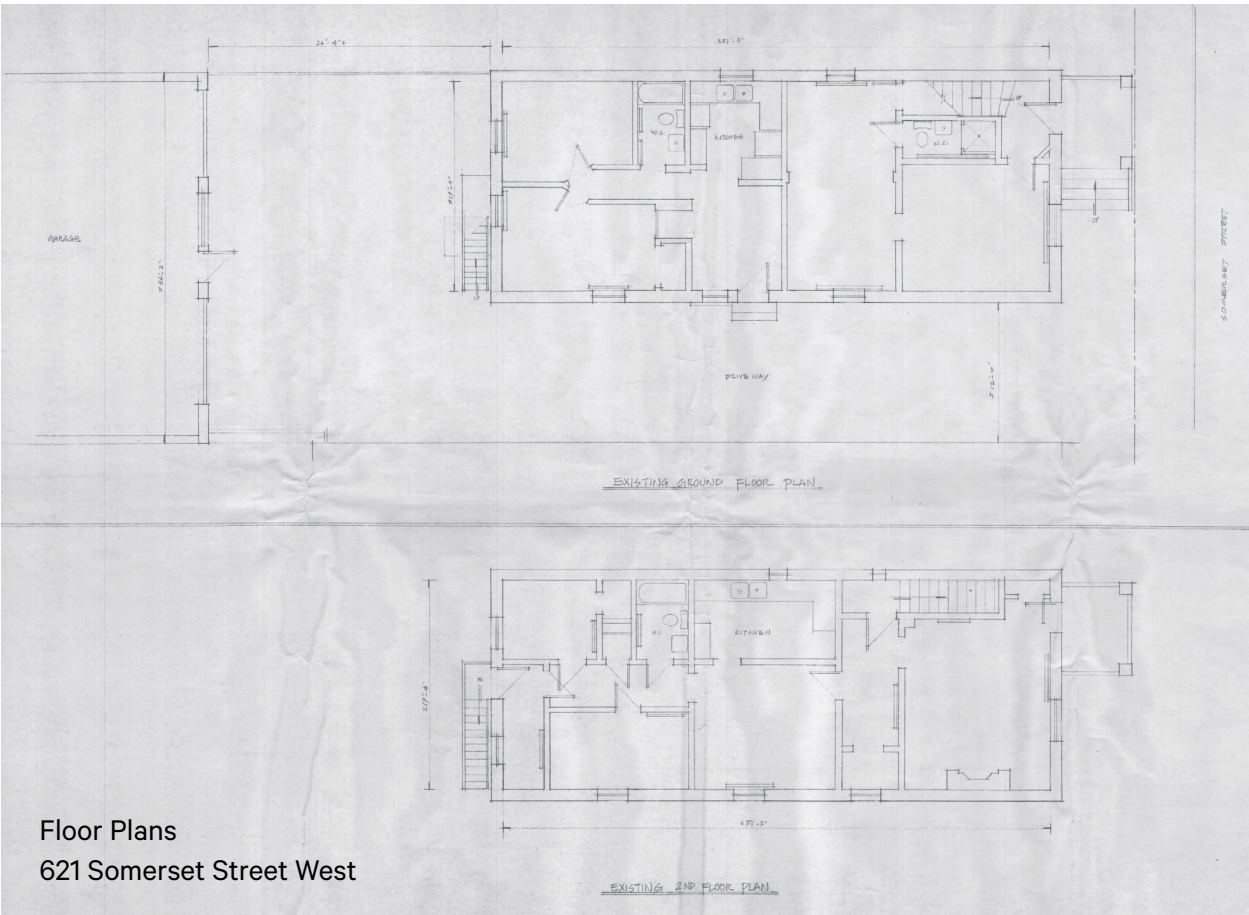
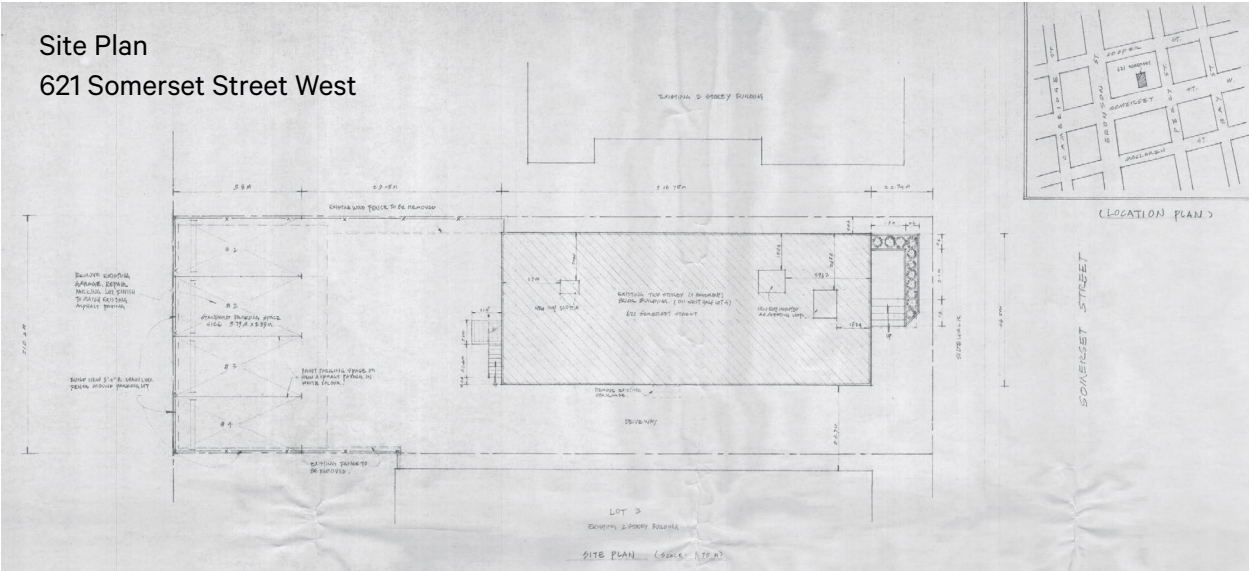
621 SOMERSET STREET WEST, OTTAWA, ONTARIO K1R 5K3	
BUILDING AREA	~2,226 SF commercial building
PROPERTY AREA	3,768 SF
PIN	041210038
LEGAL DESCRIPTION	PLAN 12281 LOT 4 WPT SOMERSET N
ZONING	H1[2185] H(16.5)
FRONTAGE & DEPTH	33.50 ft frontage, 112.48 ft depth
PARKING	4 stalls

LEASE SUMMARY				
TENANT	LEASE STRUCTURE	2026 EST. INCOME	EXPIRY	NOTES
Clear Sky Vapes (621-1)	Gross	\$36,600	Nov 30, 2026	Heat & hydro separately metered & paid by tenant.
Health Spa (621-2)	Gross	\$17,400	Aug 31, 2026	Heat & hydro separately metered & paid by tenant.
TOTAL GROSS INCOME		\$54,000		

OPERATING EXPENSES	ANNUAL COST	PAID BY
Property Taxes (2025)	\$20,031	Landlord
Property Insurance (2026)	\$3,044	Landlord
Water (2025)	\$3,635	Landlord
Backflow (2026)	\$230	Landlord
Snow Removal (2026)	\$975	Landlord
Heat & Hydro	Recoverable	Each Tenant
TOTAL EXPENSES	\$27,915	
EST. NET OPERATING INCOME	\$26,085	

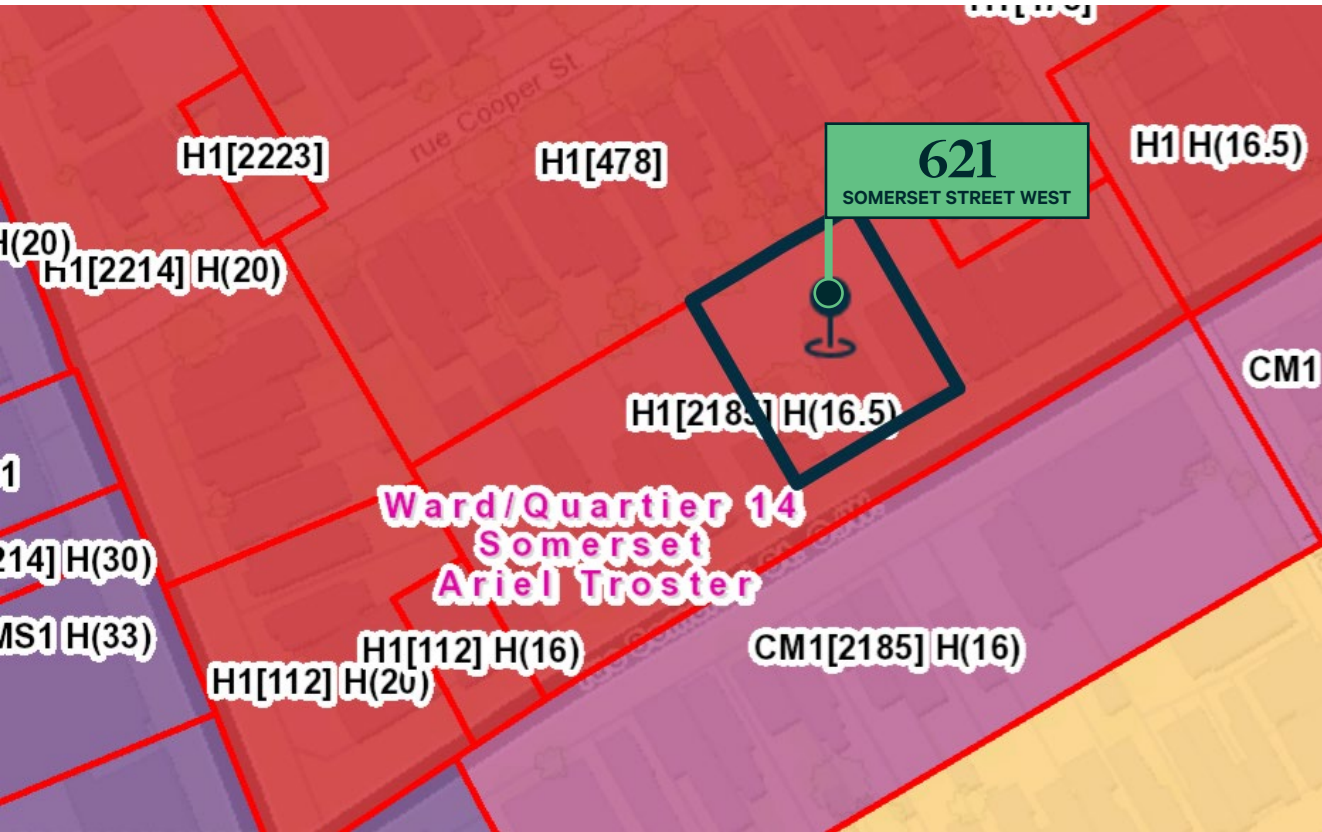
CURRENT LEASE STRUCTURE ALLOWS FOR FUTURE LEASES TO INCORPORATE ADDITIONAL EXPENSE RECOVERIES, PROVIDING AN OPPORTUNITY TO REDUCE OPERATING COSTS OVER TIME.

Site/Floor Plans & 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.



 [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.

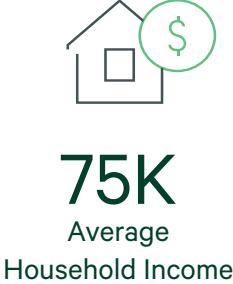
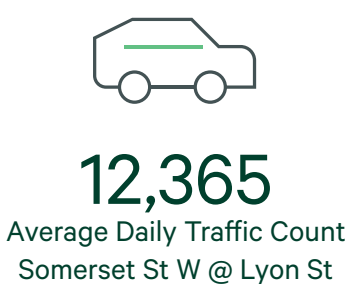
The residential landscape in Centretown has evolved significantly in recent years, with ongoing and proposed multi-family developments reinforcing its role as a high-density urban hub. Notable projects include newer towers and communities along Bank Street and Gladstone, as well as proposed high-rise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