

FOR SALE



**ENCORE**  
COMMERCIAL REAL ESTATE

**328 WAVERLEY ST. W  
OTTAWA, ON  
K2P 0W3**

Virtual Tours:

- [Main Level](#)
- [2<sup>nd</sup> & 3<sup>rd</sup> Level](#)
- [Lower Level](#)



**FOR  
SALE**

### Space Profile

Total SF (Approx.)	4,500 sqft
Usable SF (Approx.)	3,900 sqft
Sale Price	\$2,499,000
Availability	Contact Listing Broker
Submarket	Centertown

### Map



### Property Features

- Main Floor currently occupied by the Owner. (Medical use).
- Separate entrances for ALL levels.
- 4 private bathrooms (1 including a shower).
- Large windows that open for fresh airflow.
- Beautiful hardwood floors on the main, 2<sup>nd</sup> & 3<sup>rd</sup> levels..
- Stunning private patio on the upper floor overlooking O'Connor.
- Podium/street signage.
- Parking: 10 above-ground spaces.

### Location Features

- Prime corner lot, located at the southeastern corner of Waverley St W and O'Connor Street.
- Easy access from Hwy 417, OC Transpo, and bike routes.
- Situated just two blocks from both Bank and Elgin Street, surrounded by an abundance of walkable amenities including restaurants, shops and stores.
- Dual address: 311 O'Connor Street

**For more Information, Please Contact**



**Justin Levine**  
 Broker of Record  
 Direct: 613.862.4792  
 Office: 613.778.8754  
[jlevine@encorecommercial.ca](mailto:jlevine@encorecommercial.ca)  
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 Encore Commercial Real Estate

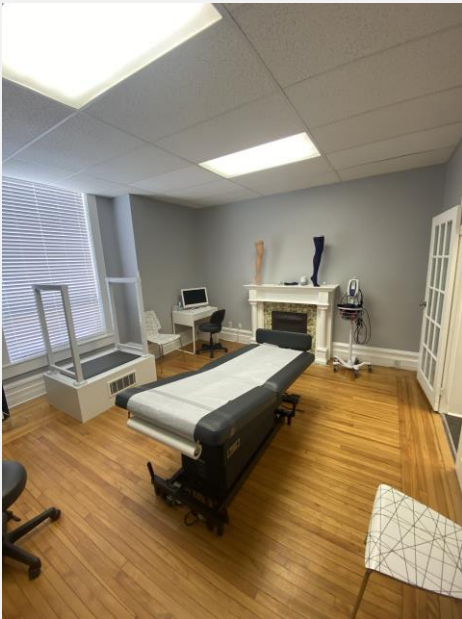


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**Business Address**  
 Encore Commercial Real Estate., Brokerage  
 222 Queen St  
 Suite 1018  
 Ottawa, ON K1P 5V9

# 328 WAVERLEY ST. W., Ottawa, ON, K2P 0W3

## Main Floor



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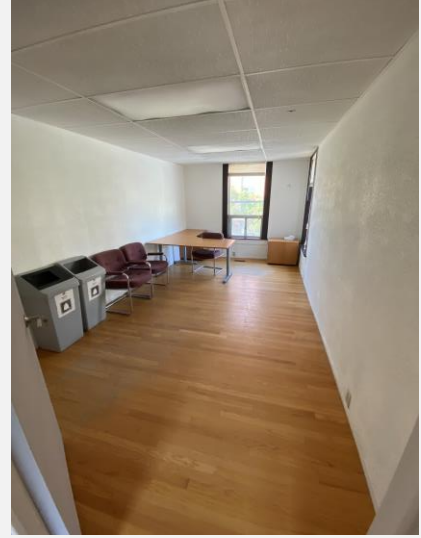
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## Second Floor



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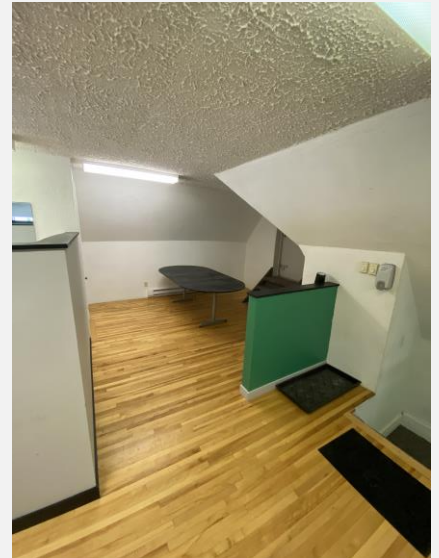
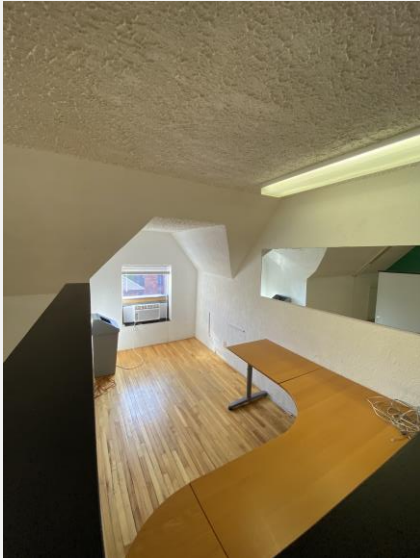
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## Third Floor



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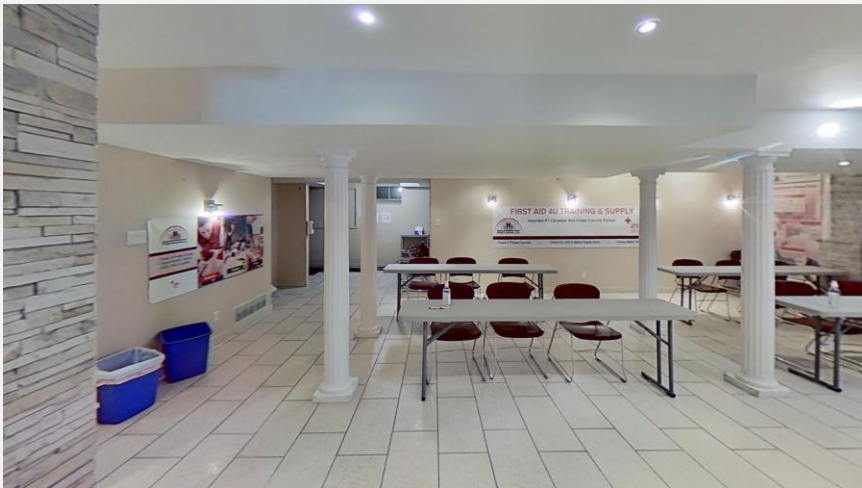
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## Lower Level



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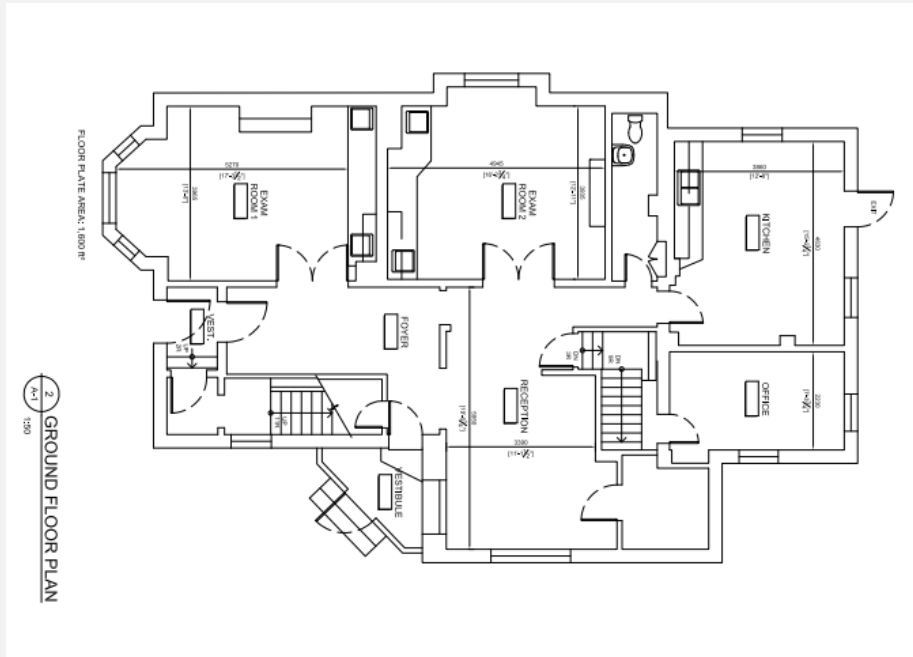
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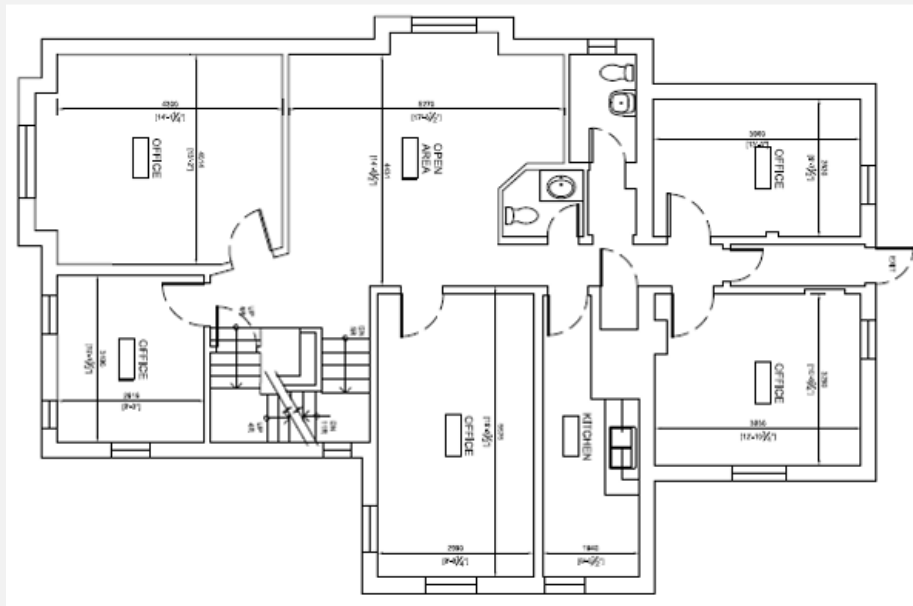
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## Floor Plans



Main Floor



2nd Floor

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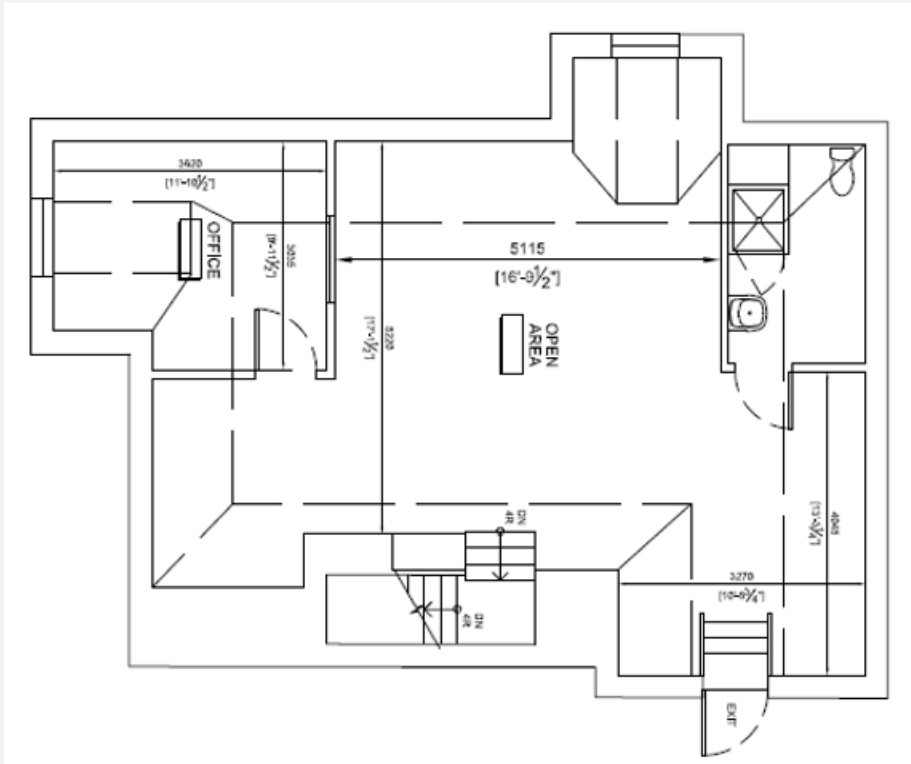
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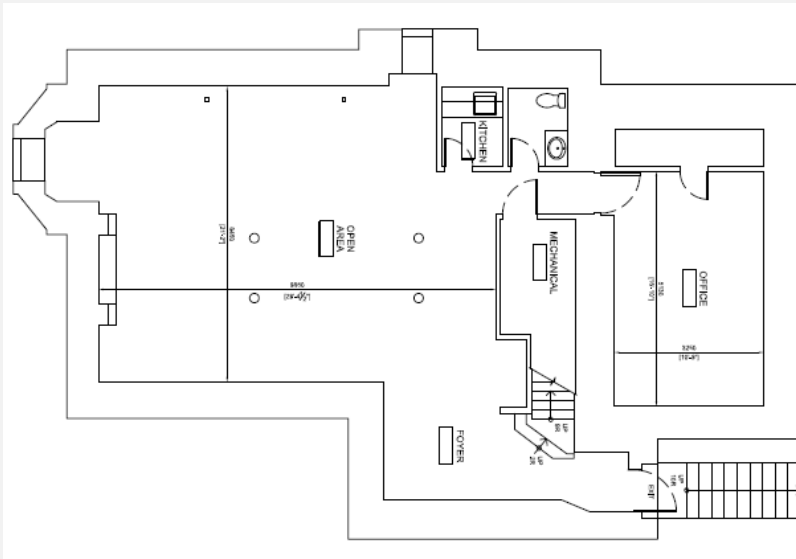
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## Floor Plans



3<sup>rd</sup> Floor



Lower Level

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