Multi-Family Building
FOR SALE

125 Somerset St. West
Ottawa

Integrity. Dedication. Professionalism

125 Somerset St. W.
Ottawa

Price
$9,000,000.00

Salient Facts - Property

Site Area: 7,868 sf | 0.181 acres

Zoning: R5B[478] H(19)

Number of Units: 33

Unit Breakdown: 3 x Commercial
5x Bachelor
14x One Bedroom
11x Two Bedroom

Gross Income: $ 660,764.00

Net Operating Income: $ 397,868.00

Year Built: circa 1964

Parking: 14x covered
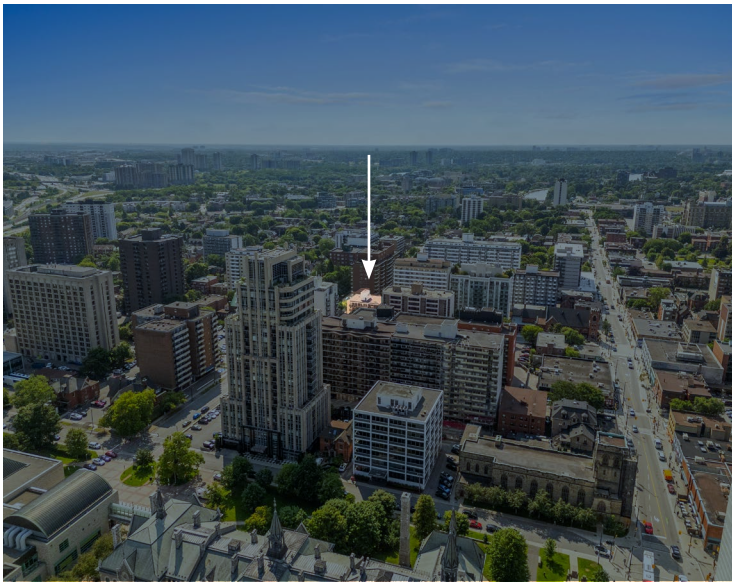15x surface

Upside Potential: 26%
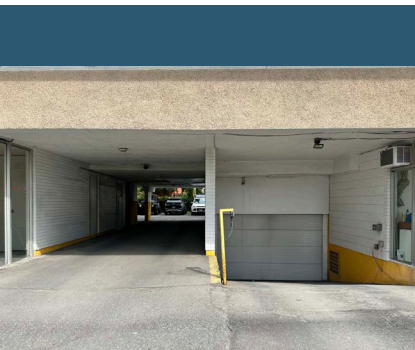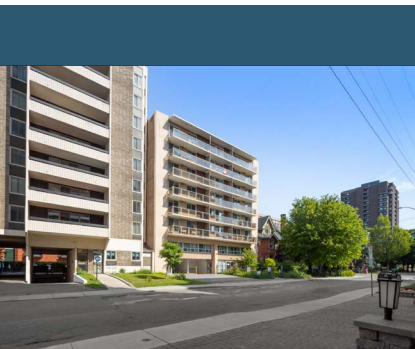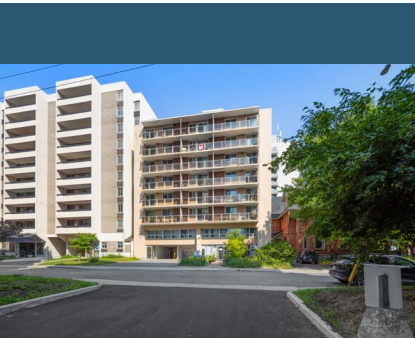
Highlights

125 Somerset Street West presents a rare opportunity to acquire a 30-unit multi-family property paired with 3 commercial units, strategically located in the heart of Centretown Ottawa. This asset offers the stability of residential income and the upside potential of retail frontage in one of the city's most dynamic urban corridors.

Positioned within walking distance of Parliament Hill, University of Ottawa, and Elgin Street's amenities, the property benefits from constant tenant demand and foot traffic. Residents enjoy immediate access to transit, employment hubs, and lifestyle services — essentials that drive strong rental absorption and long-term value appreciation.
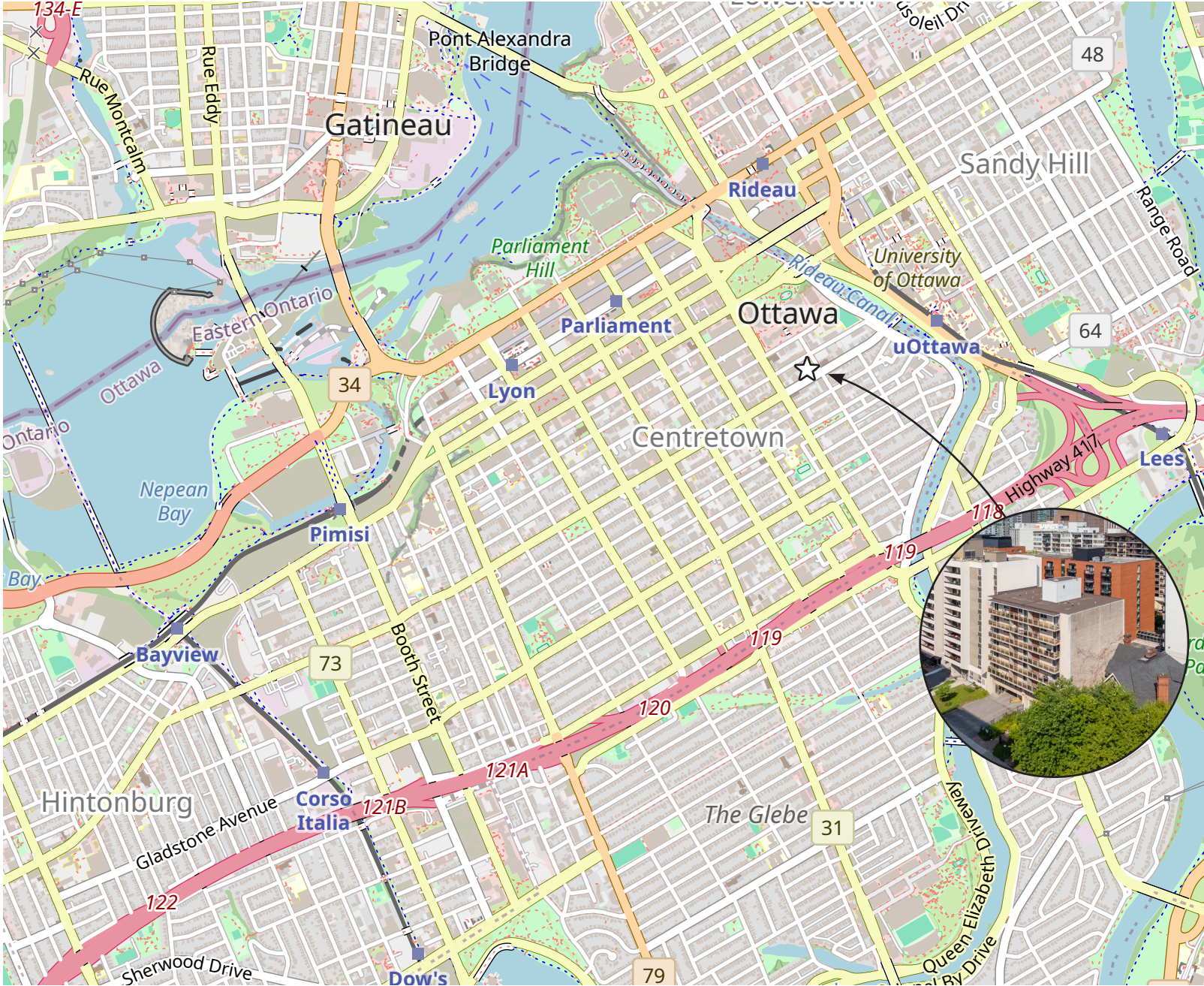
Location Overview

The Golden Triangle in Centretown is Ottawa's most established and densely populated urban neighbourhood, offering investors a walkable, amenity-rich location surrounded by government, tech, and institutional employers. With sustained population growth, high transit connectivity, and a renter-heavy demographic, Centretown delivers stable cash flow fundamentals and long-term capital upside — making it one of the city's most resilient submarkets for multi-family and mixed-use investment.

CONTACT

Charles Mirsky
Vice President Brokerage Services, Broker

613-759-8383 x229
charlesmirsky@districtrealty.com

Jason Shinder
CEO, Broker of Record

613-759-8383
jasonshinder@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

Demographic Data

Age Distribution

The neighbourhood is overwhelmingly working age, with over 20% aged 25-34 - prime rental years. This dynamic, professional demographic drives consisten demand for multi-famiy housing in Ottawa's downtown core.
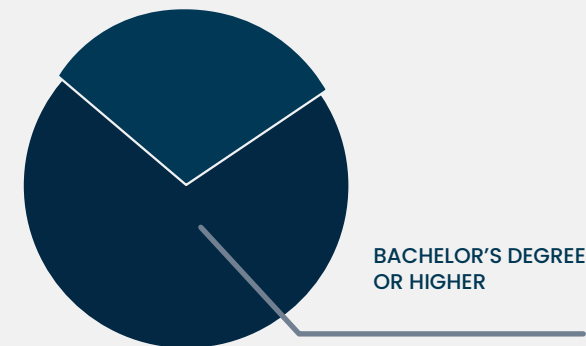
MEDIAN AGE IS

39

Educational Attainment

Over 150,000 residents hold a Bachelor's Degree or higher within a 5 km radius.
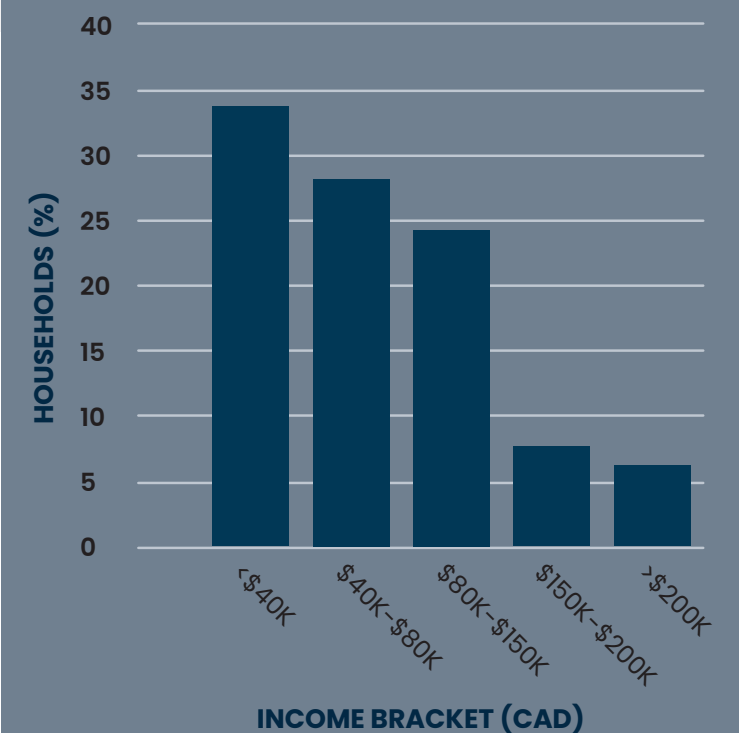
BACHELOR'S DEGREE OR HIGHER

Income Levels

35.5% of the population within a 5 km radius are earning under $40,000 annually, underscoring the importance of diversified rent tiers to meet demand in this market.

The average income is pulled upward by a substantial high-income bracket, making this location idea for mixed-income stratgy - balancing affordability with premium demand.

The range of average household incomes is:

$80K
TO $100,000K

2023 HH Income | 5 km Radius

Y-axis: HOUSEHOLDS (%) — 0, 5, 10, 15, 20, 25, 30, 35, 40
X-axis: INCOME BRACKET (CAD) — <$40K, $40K-$80K, $80K-$150K, $150K-$200K, >$200K

Labor Force Participation

66%

within a 5 km radius, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 78%, with household growth expected to reach

23.4%
BY 2033

Over 28,800 new households are expected by 2033 - sustained demand that supports long term leasing stability and NOI upside.

Population Growth

The population within a 5 km radius is projected to reach 287,737 by 2033.
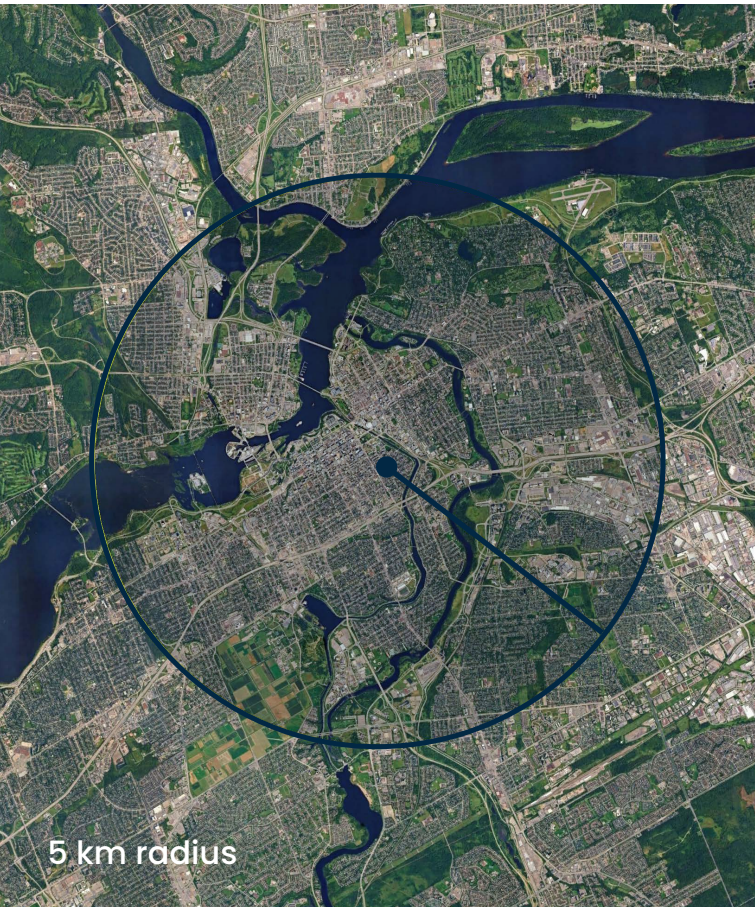
19.46%
GROWTH
BY 2033

Population

	2 km	5 km	10 km
2023 Population	80,475	240,866	644,714
2028 Population Projection	88,645	265,586	709,049
2033 Population Projection	95,783	287,737	766,333
Annual Growth 2023 - 2028	2.0%	2.1%	2.0%
Annual Growth 2023 - 2033	1.9%	1.9%	1.9%
Daytime Population	169,062	385,189	790,996
Median Age	36.4	39.1	40.1

Households

	2 km	5 km	10 km
2023 Households	45,372	123,089	295,141
2028 Households Projection	51,287	138,937	331,955
2033 Households Projection	55,973	151,905	362,267
Annual Growth 2023 - 2028	2.6%	2.6%	2.5%
Annual Growth 2023 - 2033	2.3%	2.3%	2.3%
Average Household Size	1.7	1.9	2.2
Private Household Population	77,230	233,262	629,909

Income

	2 km	5 km	10 km
Average Household Income	$87,707	$95,400	$98,890
Median Household Income	$57,307	$61,157	$67,703
Per Capita Income	$49,449	$48,752	$45,271
Agg. Household Expenditure	$4B	$11.4B	$27.8B
Avg. Household Expenditure	$87,279	$92,212	$94,279
$40,000 - $60,000	6,977	19,157	47,448
$60,000 - $80,000	5,697	15,465	40,161
$80,000 - $100,000	4,695	12,742	34,365
$100,000 - $150,000	5,967	17,098	46,986
$150,000 - $200,000	2,998	9,495	24,798

2 km radius

5 km radius

CONTACT

Charles Mirsky
Vice President Brokerage Services, Broker
613-759-8383 x229
charlesmirsky@districtrealty.com

Jason Shinder
CEO, Broker of Record
613-759-8383
jasonshinder@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

CONTACT

Charles Mirsky
Vice President Brokerage Services, Broker

613-759-8383 x229
charlesmirsky@districtrealty.com

Jason Shinder
CEO, Broker of Record

613-759-8383
jasonshinder@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

Example Unit

Laundry Facilities

Underground Parking Garage

CONTACT

Charles Mirsky
Vice President Brokerage Services, Broker

613-759-8383 x229
charlesmirsky@districtrealty.com

Jason Shinder
CEO, Broker of Record

613-759-8383
jasonshinder@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

DISTRICT REALTY
CORPORATION, BROKERAGE

Charles Mirsky, Broker
✉ charlesmirsky@districtrealty.com
☎ 613.759.8383 x 229

Jason Shinder, Broker of Record
✉ jasonshinder@districtrealty.com
☎ 613.759.8383