

FOR SALE

304 O'CONNOR STREET

Ottawa, ON K2P 1V7



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OFFERING SUMMARY

Sale Price: \$1,600,000
Building Size: approx. 1,670 SF

PROPERTY OVERVIEW

OWNER OCCUPIER OPPORTUNITY. Freestanding two storey office building in the heart of Centretown with approx. 1,670 SF. The spacious main floor layout includes a reception area, board room, enclosed office, bathroom and kitchenette. The second floor (walk-up) offers five enclosed offices. Ideal opportunity to own and occupy the building for professional or small businesses such as accountants, lawyers, entrepreneurs, therapists, creative office users and more. Surfaced onsite parking lot can accommodate six spots for staff and/or clients. Well located close to transit and minutes to the highway, Canal, Glebe, Parliament and many amenities walking distance nearby.

PROPERTY HIGHLIGHTS

- Available immediately
- Property taxes (2025): \$5,605.45
- Expenses (utilities, snow removal and insurance): \$9,472.20
- Zoning: R4UD[479]
- Lot Size: 99' x 33'
- 6 onsite parking spaces

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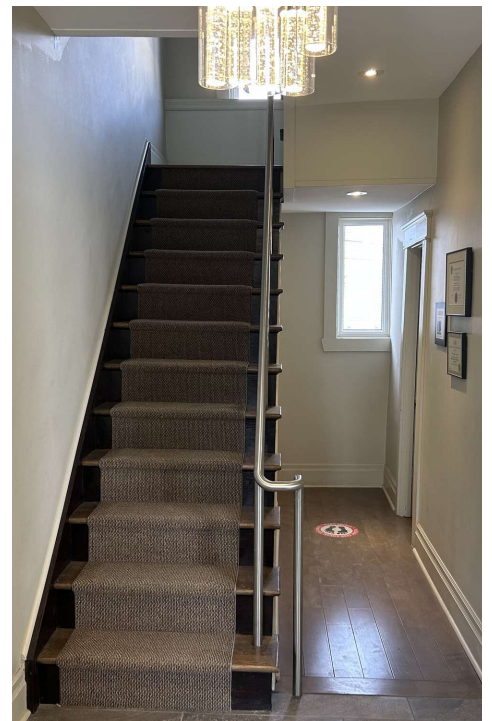
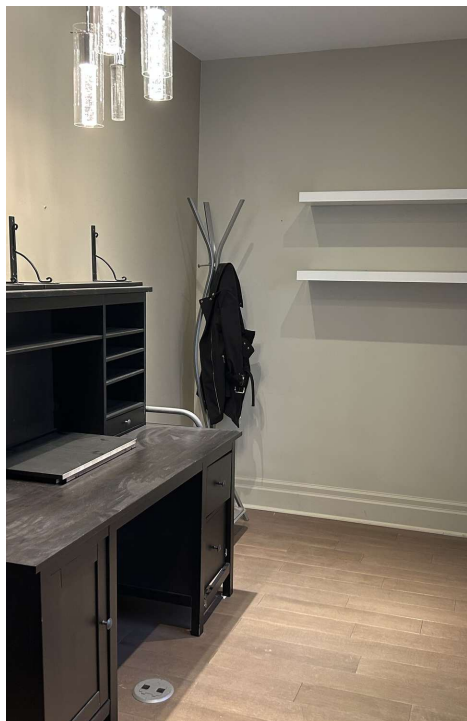
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Additional Photos



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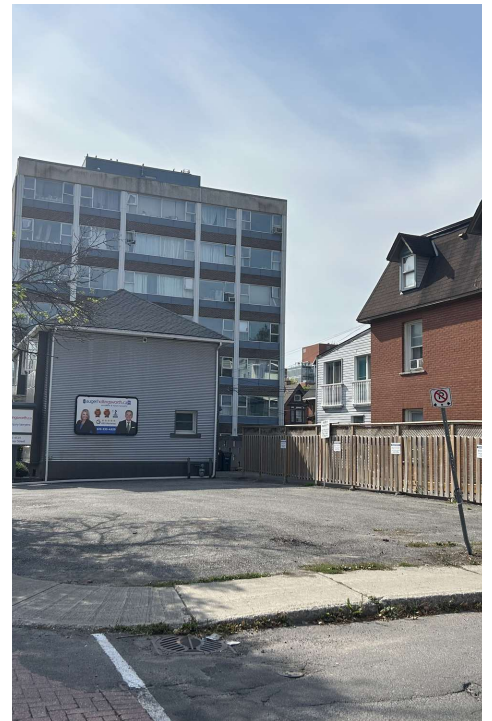
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Retailer Map



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