

SALES BROCHURE

234-246 DALHOUSIE STREET



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Ottawa, ON, K1N 7E1

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Take advantage of this great investment opportunity in downtown Ottawa. This mixed-use building features eight (8) suites; four (4) ground floor commercial tenants and four (4) residential tenants rendering the building as fully leased. A great opportunity to own a fully leased income producing property. Property fronts onto Dalhousie Street, situated minutes from the ByWard Market. This property is surrounded by drivable and walkable amenities including, but not limited, to Khao Thai Cuisine, Ahora Mexican Cuisine, ByWard Blue Inn, Luxe Blooms, and more. Short walking distance to Parliament Hill and Rideau Shopping Centre. Don't miss your chance to own this easy to manage investment opportunity!

PROPERTY HIGHLIGHTS

- ♦ Fully leased income producing asset.
- ♦ Unique combination of retail tenants and residential tenants.
- ♦ Additional income from parking and signage.
- ♦ High vehicular and pedestrian traffic.
- ♦ 1 minute walk from ByWard Market; 15 minute walk from Parliament Hill.
- ♦ Zoning: TM (Traditional Mainstreet)

OFFERING SUMMARY

Asking Price	\$2,900,000. ⁰⁰
Approximate Annual Net Rent	\$212,816. ⁰⁰
Approximate Building Size	6,550 SF
Approximate Land Area	7,536 SF
Property Taxes	\$24,000. ⁰⁰
Insurance	\$30,743. ⁰⁰
Zoning	TM

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PHOTOS



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ZONING INFORMATION

ZONING: **TM (Traditional Mainstreet)**

234-246 Dalhousie Street is zoned as Traditional Mainstreet through the City of Ottawa. This zoning accommodates a broad range of uses including retail, service commercial, office, residential, and institutional uses including mixed-use buildings.

PERMITTED USES

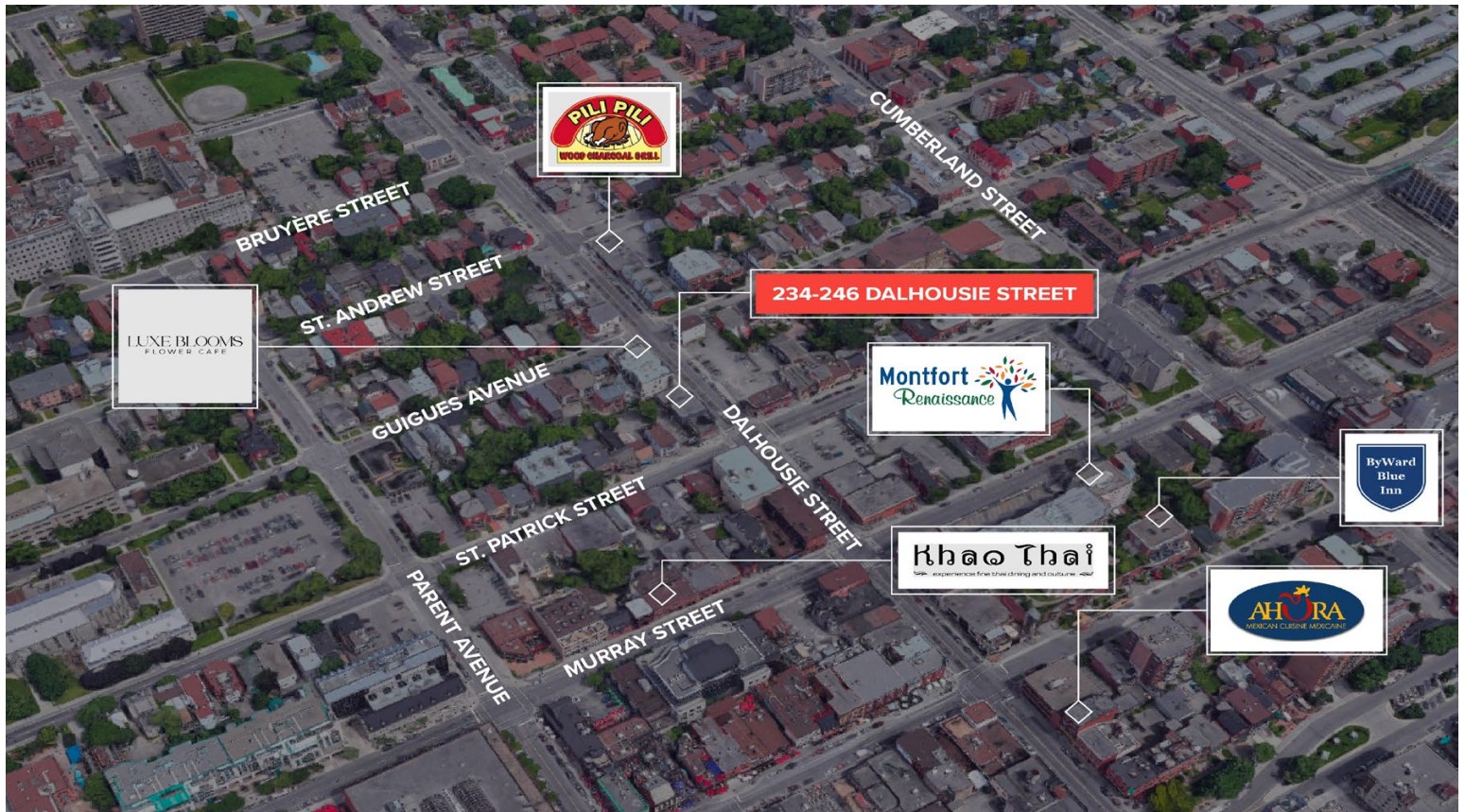
COMMERCIAL

- Artist studio
- Catering Establishment
- Cinema
- Convenience Store
- Hotel
- Office
- Personal Service Business
- Restaurant
- Retail Store
- Storefront Industry
- Training Centre

RESIDENTIAL

- Bed & Breakfast
- Dwelling Units
- Low Rise Apartment
- Med Rise Apartment
- Group Home
- Home-based Business
- Home-based Day Care
- Retirement Home
- Rooming House

For more information about permitted uses and zoning, please visit the [City of Ottawa Zoning Bylaw](#).



TRUST ZINATI REALTY

For more information or to book a tour,
please contact one of the representatives below.

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