



JOHN L. ZAGERMAN REAL ESTATE SERVICES LTD., BROKERAGE
73 Charing Road, Ottawa, ON, K2G 4G3
Office: 613-723-4545 Cell: 613-724-0409
john.zagerman@rogers.com

COMMERCIAL PROPERTY FOR SALE
827 SOMERSET ST. WEST, OTTAWA
ASKING PRICE: \$1,589,900

- free standing 2 storey brick commercial building between Booth St. and Rochester St.
- high pedestrian traffic with excellent signage and exposure
- on-site parking
- roof replaced approx. 2021; new gas furnace and hot water tank
- lot size: 33 ft. (frontage) x 99 ft (depth)
- zoning: TM (112) H (16)
- property taxes: \$14,255.68 (2025)
- total building size approx. 2,080 sf plus storage basement
- first level:
 - fully fixtured restaurant approx. 1,040 sf plus storage basement
 - leased until September 30, 2027 @ \$4,500/month plus heat, hydro, water and HST with \$100/month increase per year
 - potential for restaurant space to be owner occupied after current restaurant lease expires
- second level:
 - residential apartment approx. 1,040 sf with separate entrance
 - 4 bedrooms, 2 kitchens, 2 washrooms, 1 living room
 - currently rented on a month-to-month basis
 - potential to convert into two separate 2 bedroom apartments

**FOR FURTHER INFORMATION
PLEASE CONTACT:
JOHN L. ZAGERMAN, BROKER OF RECORD
613-723-4545**

The information contained herein is considered reliable, but is not guaranteed. Offering is subject to change, prior sale/lease or withdrawal without notice by owner.