



**FOR SALE**

**1195** Wellington Street

**CBRE**



**1195**  
Wellington  
Street



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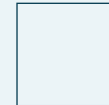
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## EXECUTIVE SUMMARY

01

1195  
Wellington Street

OTTAWA, ONTARIO

# PRIME INVESTMENT OPPORTUNITY IN OTTAWA'S PARKDALE MARKET

This offering presents a compelling investment opportunity in the highly desirable Parkdale Market neighborhood of Ottawa. This stand-alone, two-storey commercial building at 1195 Wellington Street West occupies a prominent corner lot with approximately 4,607 square feet of land and a 2 storey building with a total area of approximately 2,511 square feet (above grade) and a finished basement.

This property represents a stable and promising investment in a sought-after Ottawa location. Its combination of a prime location, attractive features, existing tenancy, and ample parking makes it an ideal opportunity for investors seeking long-term capital appreciation and consistent cash flow. Further details, including financial performance and tenant information, are available upon request.



Asking  
Price

**\$2,649,000**

## THE PROPERTY BOASTS A STRONG FOUNDATION OF VALUE, FEATURING:

**Prime Location:** Situated along Wellington West in the heart of the vibrant Parkdale Market neighborhood, offering high visibility, easy accessibility & strong foot traffic.

**Attractive Features:** The property benefits from beautifully maintained landscaping & building mural, enhancing its curb appeal & contributing to a positive tenant experience.

**Area Gentrification:** Located across from Minto's under construction, 240 unit, purpose built rental development, & surrounded by new & upcoming residential developments, this area continues to evolve as an desirable urban neighbourhood.

**Income Generation:** Currently occupied by established tenants, providing a diversified income stream and minimizing vacancy risk.

**Convenient Parking:** Six (6) surface parking stalls provide valuable accessibility for tenants and customers.


**Well-Maintained Structure:** The building's two-storey design offers flexible space for a variety of commercial uses.



PROPERTY OVERVIEW


LOCATION

1195 Wellington Street  
Ottawa, ON  
K1Z 2Z6




LEGAL DESCRIPTION

PT LT 1173B, PL 157 ; PT LT C,  
PL 58 , N OF WELLINGTON ST,  
AS IN CR518170 ; OTTAWA




PIN

040350152




ZONING

TM11 - Traditonal  
Mainstreet




LOT AREA

4,607 SF  
0.11 Acres




BUILDING

Ground Floor: 1,280 SF  
2nd Floor: 1,231 SF  
Finished Basement




PARKING

6 surface parking  
stalls




PROPERTY TAXES

\$ 28,920.00 (2025)




GROSS INCOME

\$ 181, 200



NET INCOME\$

\$ 142,735







INTERIOR PHOTOS





INVESTMENT HIGHLIGHTS

This prime property presents a compelling investment opportunity, boasting a highly desirable location along a high-traffic arterial main street in a thriving neighborhood. The building is fully occupied by four established tenants, generating a stable and predictable income stream. Its strategic positioning benefits from significant daily vehicle traffic and excellent visibility, ensuring continued consumer draw. This offering provides investors with a secure, cash-flowing asset in a sought-after area, poised for long-term appreciation.



PROPERTY SUMMARY

GROSS INCOME  
\$ 181, 200



NET INCOME  
\$ 142,735



| TENANTS                  |                               |
|--------------------------|-------------------------------|
| HAIRFELLAS BARBERSHOP    | Ground Floor                  |
| HAIRFELLAS BARBER SCHOOL | Basement                      |
| RAMI MORTGAGES           | Second Floor                  |
| KIRSTIE COSMETICS        | Second Floor                  |
| SARO ESTHETICS           | Second Floor                  |
| MORTGAGE PICTURE         | Second Floor                  |
| HAPPY ROLLS              | Food Shack                    |
| BASEMENT KITCHEN         | Food Shack & Basement Kitchen |
| YAKKO TAKKO              | Food Shack                    |
|                          |                               |



A R E A   O V E R V I E W





A E R I A L

1195  
Wellington







## DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE    | 1 KM      | 2 KM      | 3 KM      |
|------------------------------|-----------|-----------|-----------|
| POPULATION                   |           |           |           |
| 2024 Population              | 30,887    | 119,084   | 177,294   |
| 2029 Population - Projection | 35,214    | 131,043   | 192,033   |
| GENERATIONS                  |           |           |           |
| 0 to 24 years                | 22.0%     | 22.9%     | 24.0%     |
| 25 to 49 years               | 43.4%     | 44.1%     | 41.8%     |
| 50 to 74 years               | 27.0%     | 26.1%     | 26.0%     |
| 70 to 85 years and over      | 7.6%      | 7.0%      | 8.1%      |
| HOUSEHOLD INCOME             |           |           |           |
| Average Household Income     | \$154,948 | \$127,351 | \$124,035 |





RENTROLL & EXPENSES

| TENANTS                  | AREA                          | MONTHLY RENT | ANNUAL RENT  | COMMENTS                    |                  |
|--------------------------|-------------------------------|--------------|--------------|-----------------------------|------------------|
| HAIRFELLAS BARBERSHOP    | Ground Floor                  | \$5,000      | \$60,000     | Will enter new 5 year lease |                  |
| HAIRFELLAS BARBER SCHOOL | Basement                      | \$1,000      | \$12,000     | Will enter new 5 year lease |                  |
| RAMI MORTGAGES           | Second Floor                  | \$5,000      | \$60,000     | Will vacate at closing      |                  |
| KIRSTIE COSMETICS        | Second Floor                  | \$650        | \$7,800      | Will vacate at closing      |                  |
| SARO ESTHETICS           | Second Floor                  | \$650        | \$7,800      | Will vacate at closing      |                  |
| MORTGAGE PICTURE         | Second Floor                  | \$1,500      | \$18,000     |                             |                  |
| HAPPY ROLLS              | Food Shack                    | \$1,000      | \$6,000      | Seasonal: May - October     |                  |
| BASEMENT KITCHEN         | Food Shack & Basement Kitchen |              |              |                             |                  |
| YAKKO TAKKO              | Food Shack                    | \$1,600      | \$9,600      | Seasonal: May - October     |                  |
| GROSS INCOME:            |                               |              | \$181,200    |                             |                  |
| EXPENSES                 |                               |              |              |                             |                  |
| ENBRIDGE                 | WATER                         | HYDRO        | PROPERTY TAX | INSURANCE                   | LANDSCAPING/SNOW |
| \$1,800                  | \$1,500                       | \$1,500      | \$28,920     | \$3,245                     | \$1,500          |
| NET INCOME:              |                               |              | \$142,735    |                             |                  |



**1195**  
Wellington  
Street



## INVESTMENT CONTACTS

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