



FOR SALE

1195 Wellington Street

OTTAWA, ONTARIO

CBRE

1195 Wellington Street



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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.



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 - Traditional
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

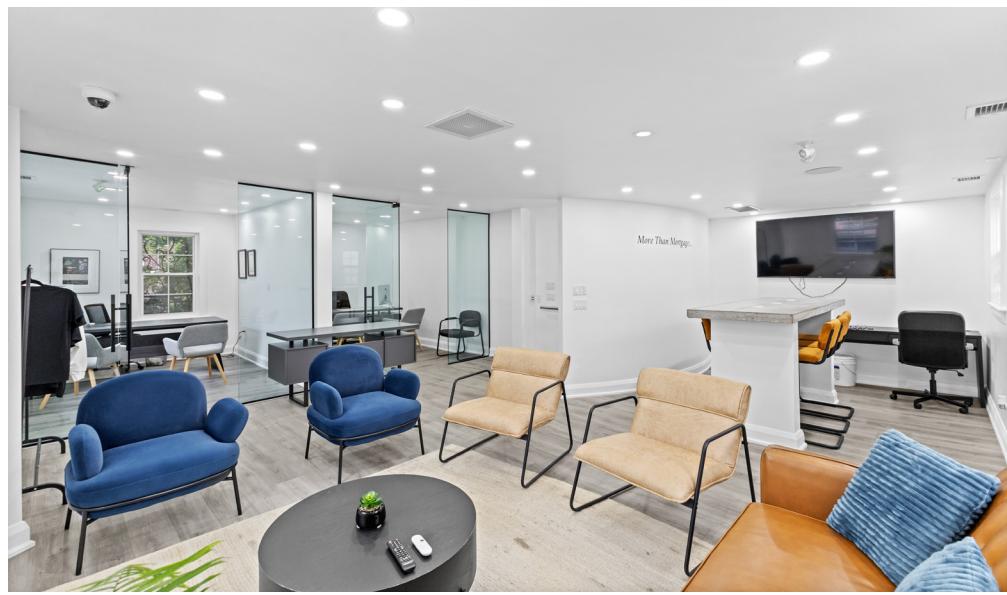


NET INCOME\$

\$ 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

AREA OVERVIEW



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
\$1,800	\$1,500	\$1,500	\$28,920	\$3,245
NET INCOME: \$142,735				

1195 Wellington Street



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Wellington Street, 1195 09/04/25

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