

// 3,600 SF of Prime Office Space

FOR SALE

**595 Byron Avenue
Westboro, Ottawa, ON.**



PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY DETAILS

**Address:**

**595 Byron Avenue
Ottawa, ON, K2A 4C4**

Neighbourhood:

Westboro

Office Area Size:

3,600 SF Rentable (Approx.)

Zoning:

**TM[83] Traditional Main Street
Zone**

Availability:

On or about November 1st, 2025

Sale Price:

\$1,795,000.00

Condominium Fees:

**\$28,598.52 (2025 estimate)
Gas and water included**

Realty Taxes:

\$35,457.88 (2025)

Hydro:

Extra

Parking:

Two parking spots included

Access:

Both street and interior access

Furniture:

**Some furniture may be for sale
by the tenant.**

Interior Features

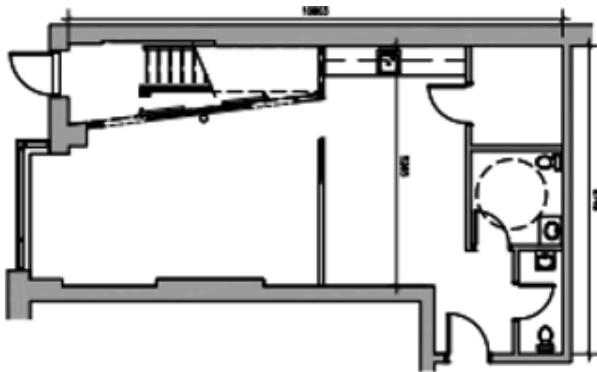


Interior Features

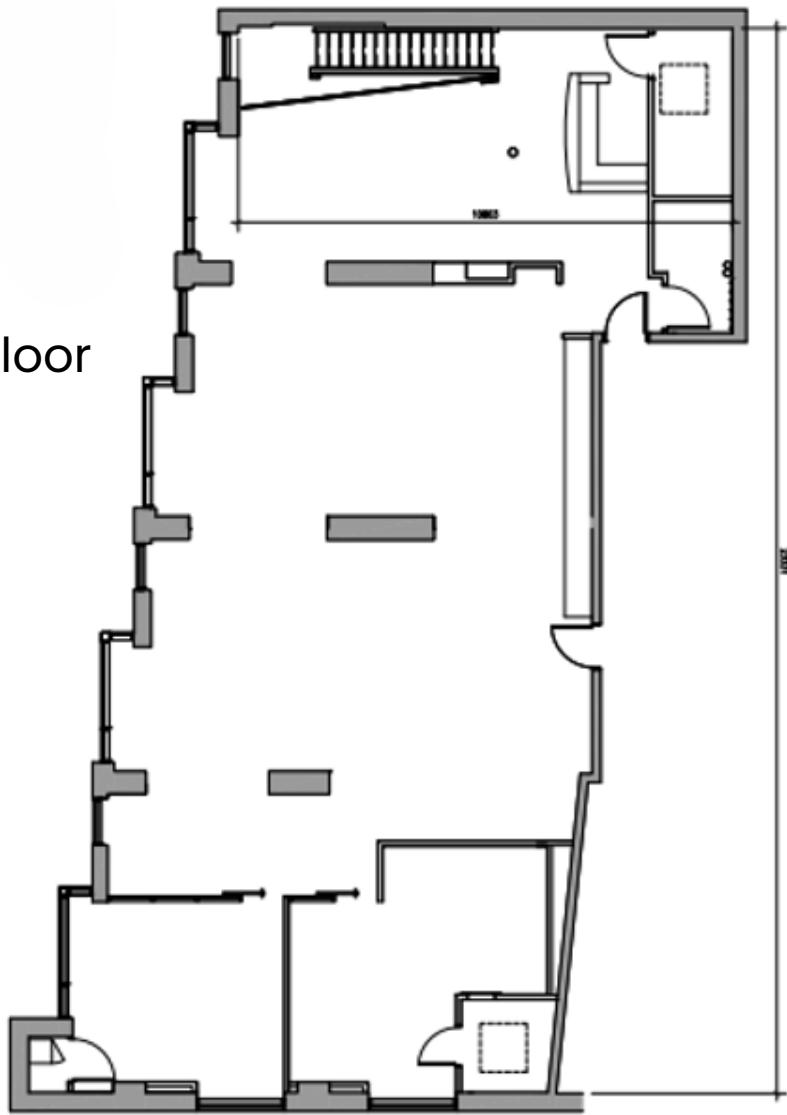


FLOOR PLANS

Ground Floor



Second Floor



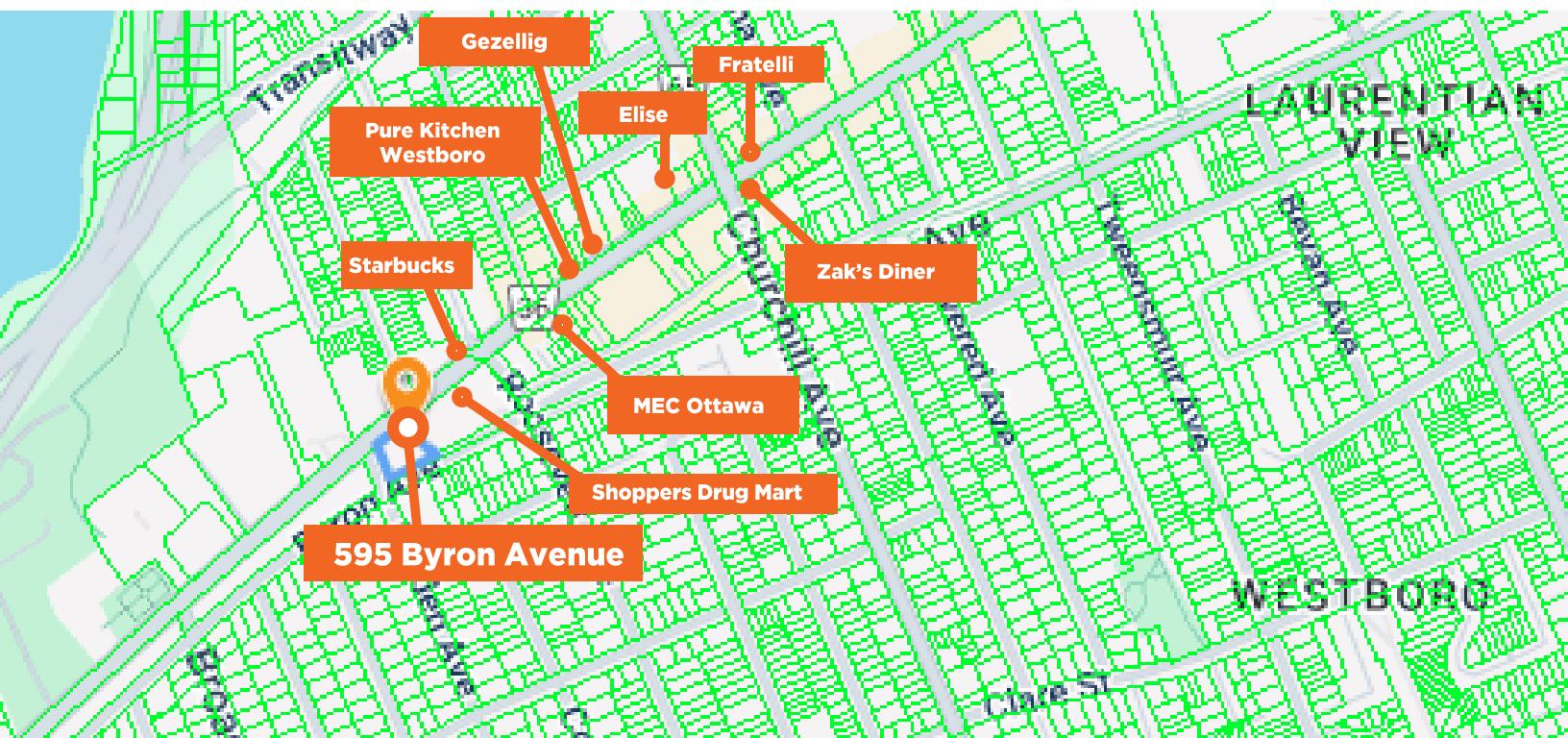
Total floor plan area is approximately 3,600 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION and AMENITIES

Westboro

Located in the heart of Westboro, on Byron Avenue, between Golden Avenue and Roosevelt Avenue. Both underground parking and street parking available. Close to Zak's Diner, Lululemon, MEC, Gezellig, Shoppers Drug Mart, Starbucks Coffee, etc.

Walk Score is 95% and Bike Score is 99%. While the Transit Score is 70%, that will improve as soon as the LRT Connects to the neighbourhood.



PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com