

// 3,600 SF of Prime Office Space

FOR SALE

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



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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 1 st , 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

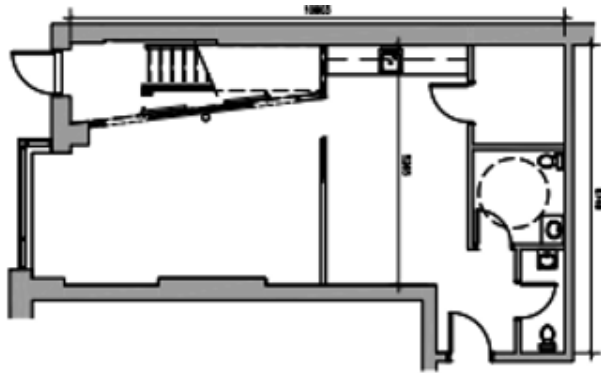


Interior Features

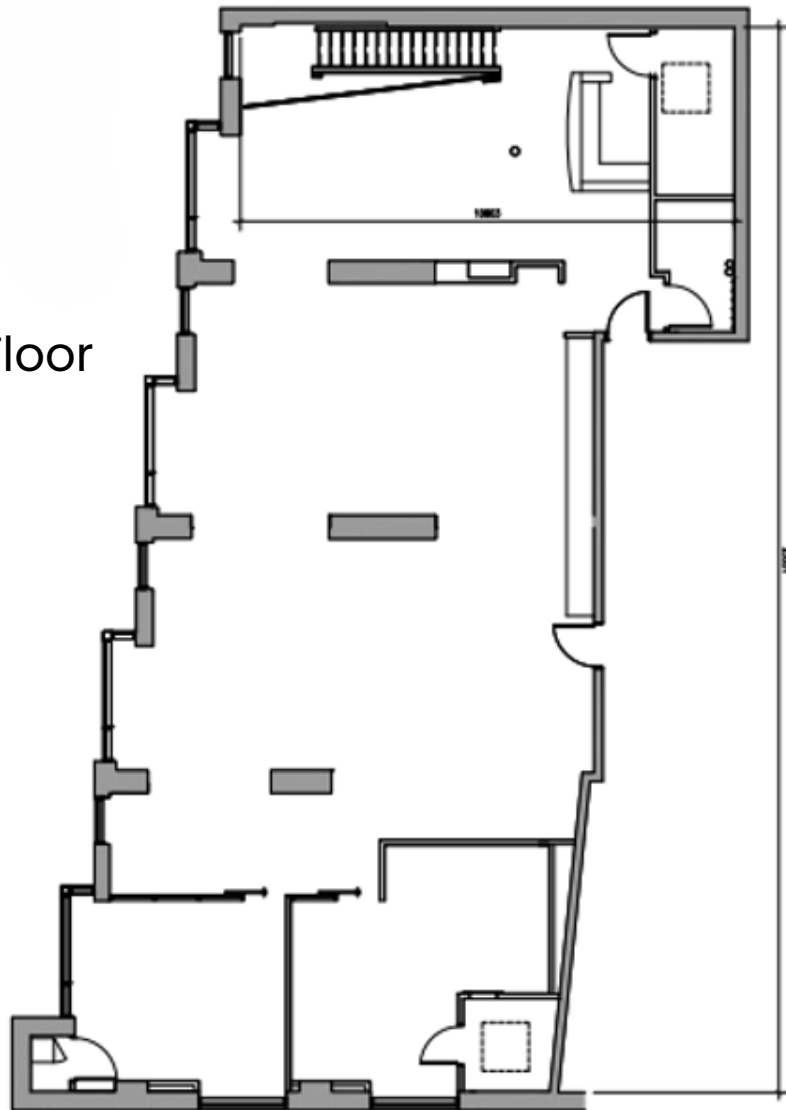


FLOOR PLANS

Ground Floor



Second Floor



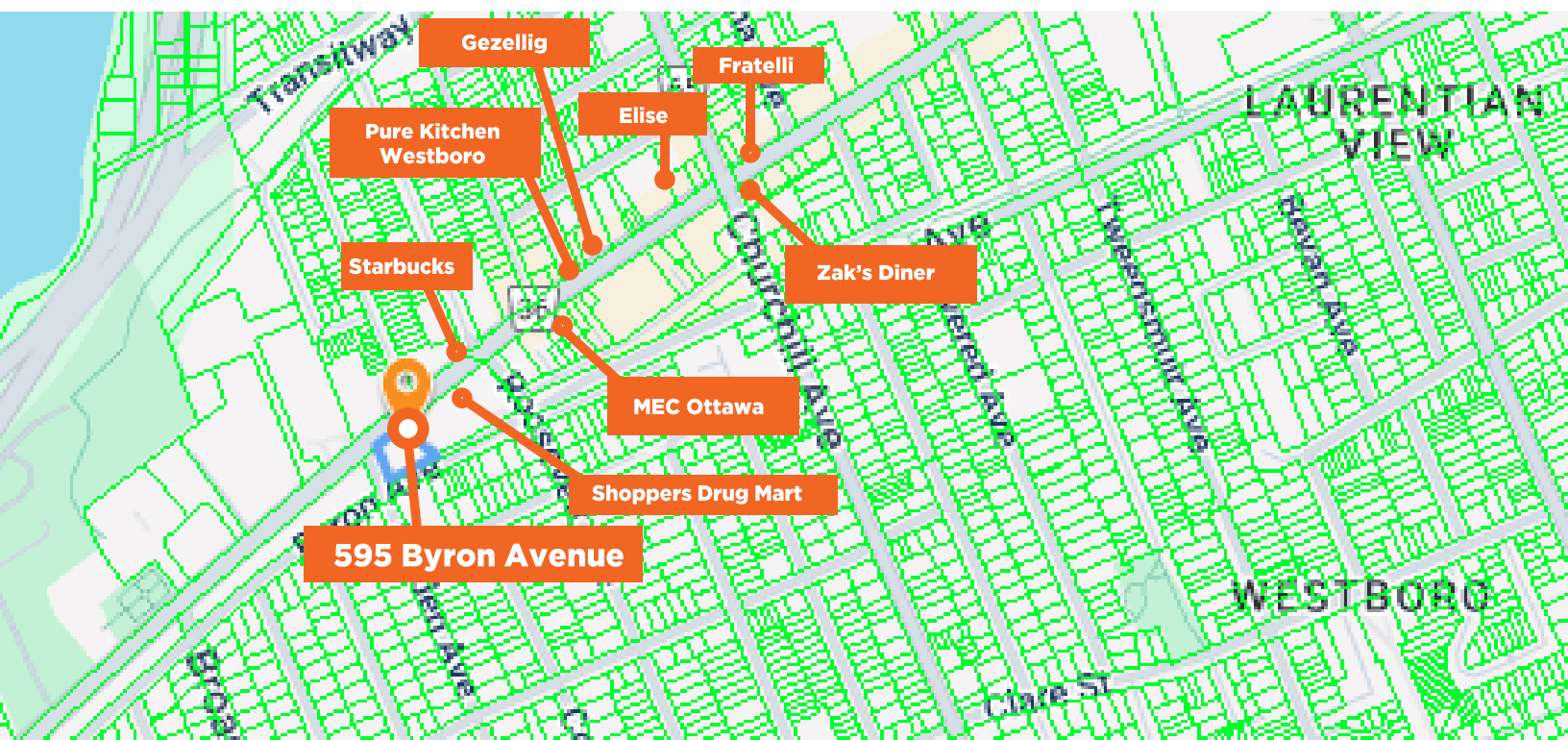
Total floor plan area is approximately 3,600 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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.



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