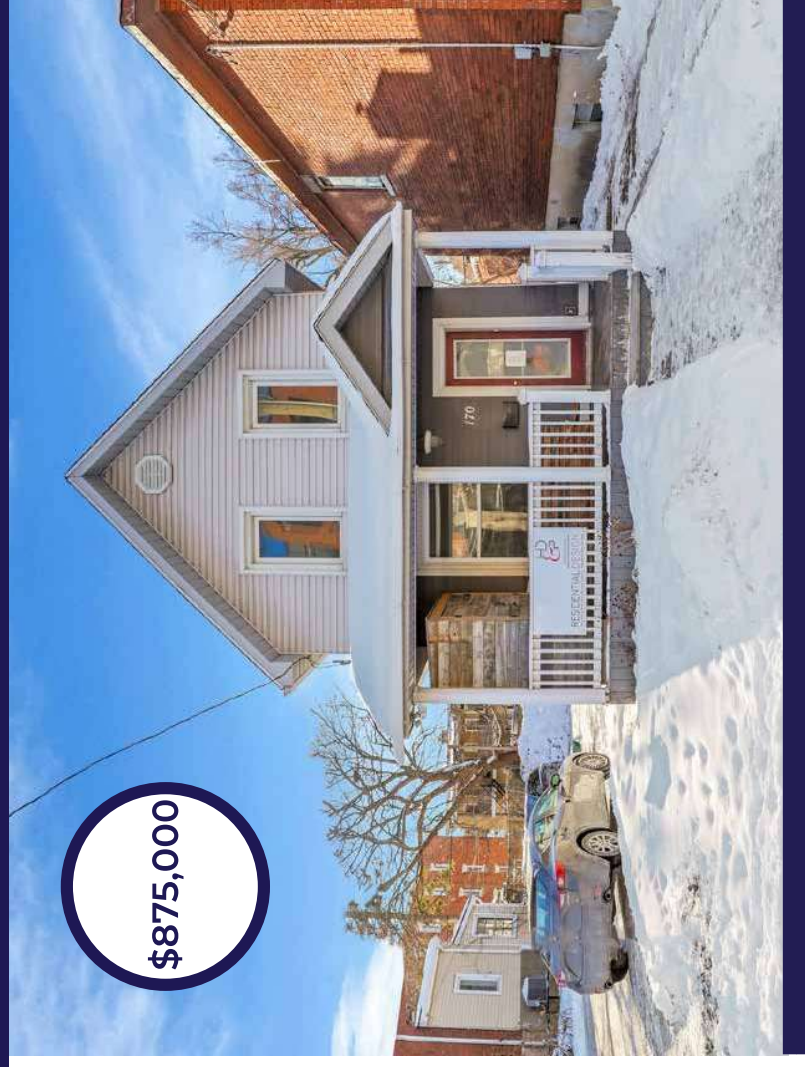


ADDITIONAL PHOTOS

Welcome to

170 Main Street



\$875,000



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Prime Development & Investment Opportunity

An exceptional opportunity for developers and investors! This unique property offers the potential to build 7-9 residential units—plans available—or repurpose the existing office building for personal or commercial use. The flexible zoning allows for a variety of permitted uses. Located in sought-after Ottawa East, with immediate access from Greystone Village, this property is steps from restaurants, trendy shops, public transit, St. Paul's University, and the Rideau Canal—a thriving, up-and-coming area with remarkable growth potential. The two-storey office building is filled with natural light, with expansive windows wrapping the structure. The main floor offers open office space, a kitchen with ample cabinetry, and a 2-piece bathroom. A 2013 rear addition includes a boardroom and private office. Upstairs, the open-concept second floor is currently used as a studio, featuring a 4-piece bathroom and storage area. An unfinished basement adds flexibility for storage. Elegant frosted doors throughout reflect the pride of ownership. A rare chance to invest in a rapidly growing neighborhood—don't miss out on this versatile property.

Details of this office...

District:	4406	Heating:	Forced Air Gas
Area:	Ottawa East	Cooling:	Central
Possession:	Immediate - T.B.A.	Taxes:	\$5,421.17 / 2025
Occupant:	Owner	Roll #:	061405280100800
Year Built:	Approx.	PIN:	041260122
Lot Size:	29.5 Sq Ft. x 99.05 Sq Ft.	Parking:	3 Spaces at Rear of Building + Driveway
Lot Sq Ft.:	2,917.02 Sq Ft.	Exterior:	Galvanized Steel + Vinyl Siding
Legal Descrp:	PART LOT 2 BLOCK A PLAN 102 DESIGNATED AS PART 1 ON 4R17536; OTTAWA		
Zoning:	TM7(2182)		
Size:	1,420 Sq Ft. + 720 Sq Ft. Basement		
Included:	Refrigerator, Microwave, All Light Fixtures, White Cabinetry on Second Level, Built-In Shelving, Washing Machine (AS IS), Hot Water Tank, Large Garbage Storage Closet on Porch.		
Excluded:	Wall Speakers, Toaster Oven, Desks		

