

# FOR SALE

299 BANK STREET

Ottawa, ON K2P 0J9



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## OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>Sale Price:</b>    | \$5,850,000 |
| <b>Building Size:</b> | 18,000 SF   |
| <b>Lot Size:</b>      | 6,325 SF    |
| <b>Property Tax:</b>  | \$85,915.93 |
| <b>Insurance:</b>     | \$14,001.00 |
| <b>Zoning:</b>        | MS 1 H(30)  |

## PROPERTY OVERVIEW

This two-storey walk-up retail/office building plus full height basement for a total building area of approx. 18,000 SF. Located in the heart of Centretown on one of the busiest corners at Bank and Somerset Street. A long-standing established Dollar Store occupies the ground floor and lower level of approx. 12,000 SF with a lease that expires August 31, 2026. The second-floor office tenant has approx. 6,000 SF of creative open concept office space includes a kitchenette and two large washrooms. Large staircase landings could accommodate a future elevator if desired by the purchaser. Opportunity for the purchaser to occupy part of or the whole building. No options to renew in place, but both tenants are willing to stay. This property sits on a 55' x 115' lot with easy access to HWY 417 and transit nearby including buses along Bank Street or a quick walk to the Parliament O-Train Station. Close proximity to many amenities such as shops, restaurants, Canal, Parliament, Glebe, ByWard Market.

## PROPERTY HIGHLIGHTS

- Two established tenants pay utilities through separate meters
- Future ability to install an elevator to second floor
- Easy access to buses, Otrain, and 417 highway
- High traffic area at Bank and Somerset Streets

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## Financial Information

| Unit                       | Square Footage | Occupancy | Lease Expiry    | Gross Annual Rent Per Square Foot | Gross Annual Rent   |
|----------------------------|----------------|-----------|-----------------|-----------------------------------|---------------------|
| Ground Floor & Lower Level | 12,000 SF      | Tenanted  | August 31, 2026 | \$28.72                           | \$344,700.00        |
| Second Floor               | 6,000 SF       | Tenanted  | Month to Month  | \$18.00                           | approx. \$90,000.00 |

### Gross Income (EXCL. HST)

|                            |                     |
|----------------------------|---------------------|
| Ground Floor & Lower Level | \$344,700.00        |
| Second Floor               | \$90,000.00         |
| <b>TOTAL INCOME 2025</b>   | <b>\$434,700.00</b> |

(NOI) Net operating income (EXCL. HST)

### EXPENSES – 2025 (EXCL. HST)

|                               |               |
|-------------------------------|---------------|
| Insurance                     | (\$14,901.00) |
| Property taxes (2025)         | (\$85,915.93) |
| Maintenance & Management Fees | (\$12,000.00) |

**TOTAL EXPENSES 2025** (\$112,816.93)

**2025 NET OPERATING INCOME (NOI)**

**\$321,883.07**

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Additional Photos



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# GROUND FLOOR - 299 BANK STREET OTTAWA, ON K2P 0J9

Additional Photos



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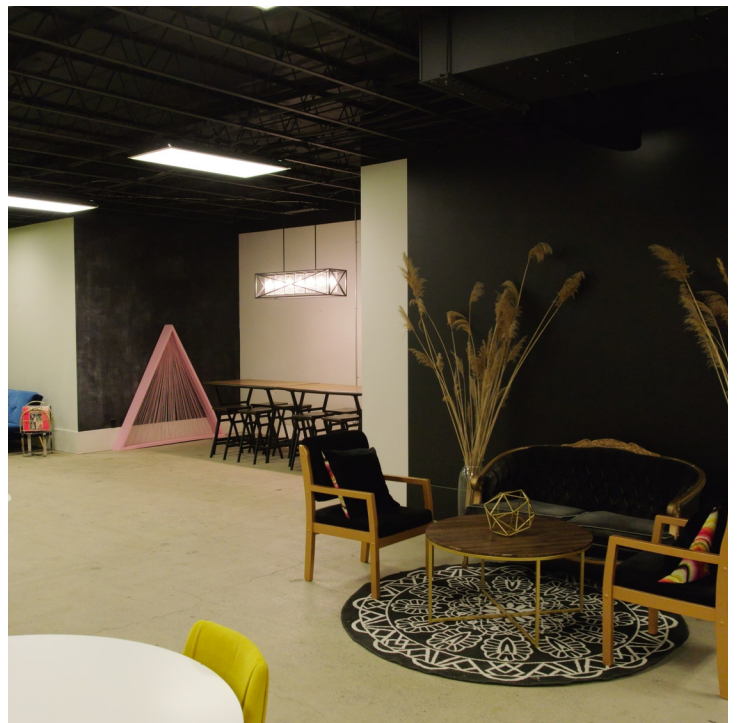
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# SECOND FLOOR - 299 BANK STREET OTTAWA, ON K2P 0J9

Additional Photos



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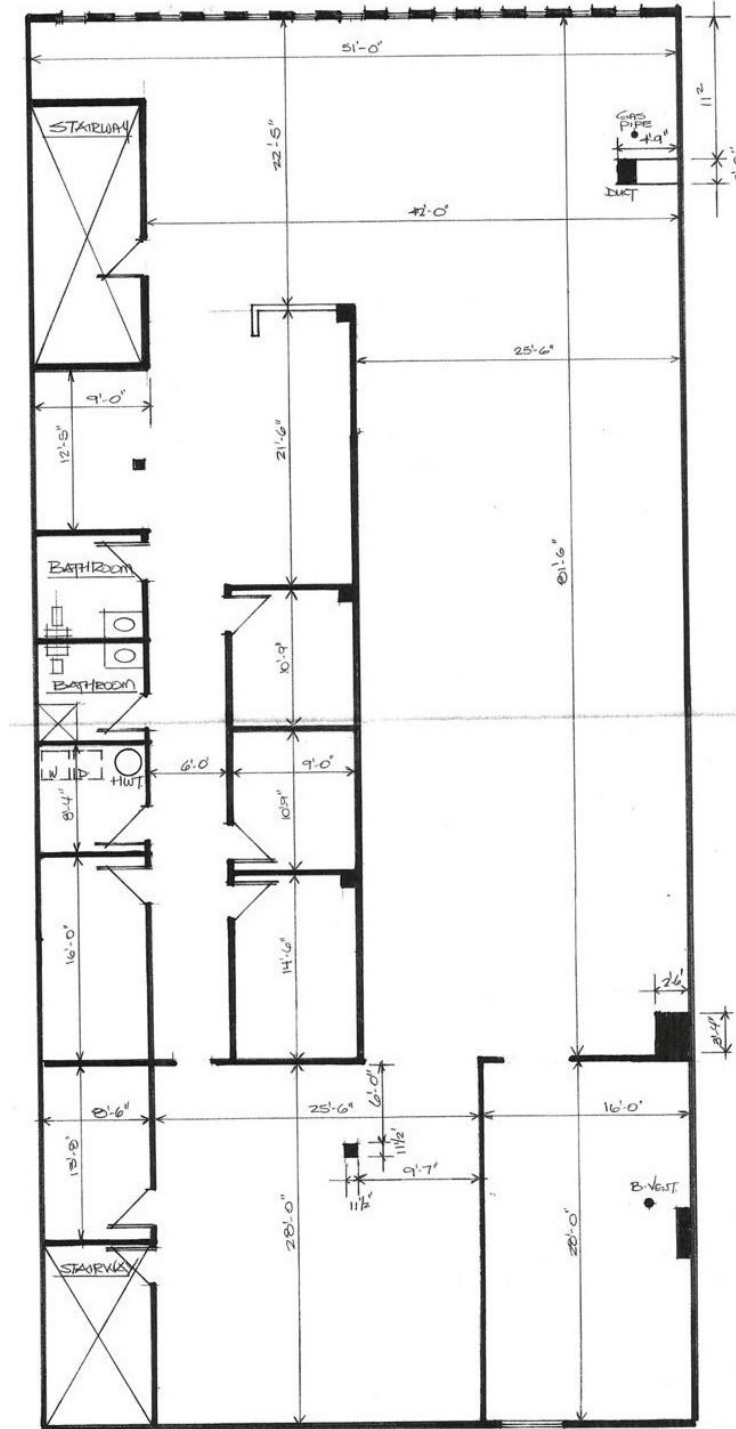
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# SECOND FLOOR - 299 BANK STREET OTTAWA, ON K2P 0J9

Floor Plan



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Retailer Map



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