

FOR SALE: DOWNTOWN OFFICE BUILDING

159 Gilmour Street, Ottawa



DESCRIPTION: **Attractive 3-Storey Infill Commercial Building With Parking**

- ✓ High profile property ideally situated on the north side of Gilmour Street between Elgin and Cartier Streets, in the Golden Triangle, Ottawa. The building provides superior curb appeal to passersby's and is situated across from Minto Park. The Queensway/Hwy 417 is accessible at nearby O'Connor and Metcalfe Streets. The location has high pedestrian and good vehicle traffic, with close proximity to Elgin Street amenities such as restaurants, shopping, entertainment, and transit.
- ✓ Ideal opportunity for a professional business owner to occupy this office building, such as architects, engineers, accountants and lawyers. Walking distance to Court House and Financial district.

SPACE AVAILABLE:

- ✓ **Site Area** - 1,888.51 square feet.
- ✓ **Building Area** - 3-Storey Building of approx. 3,300 square feet built in 1988. No basement.

SALE PRICE:

- ✓ \$1,850,000.00

OPERATING COSTS:

- ✓ Realty Taxes: \$19,242.37 (Final 2022 Taxes). Heating: \$1605.45 per annum; Hydro: \$3501.01 per annum; Snow Removal: \$800.00 per annum; Water is shared with 157 Gilmour Street.

PARKING:

- ✓ 3 surface spaces (tandem in front). 4 deeded parking spots in the back of 157 Gilmour St. with a deeded right-of-way onto their property for access (snow clearing shared with 157 Gilmour St.). Same snow clearing company used for front parking spots.
- ✓ **ZONING:** R4UD[848]S198. Office is a permitted use pursuant to Exception [848].



For more information please contact:

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Address	159 Gilmour Street, Ottawa, K2P 0N8.
Description	Three-storey infill office building presently used as a real estate office, in very good condition. No basement.
Asking Price	\$1,850,000.00.
PIN Number	041180277.
Legal Description	PART LOTS 57 AND 58 PLAN 15558, PARTS 1, 2 AND 3 PLAN 4R15513; OTTAWA. S/T AND T/W N538425, S/T AND T/W LT1277595 .
Building	Built 1988. The interior is unique in that it has a 3-storey front reception area with skylight and catwalks connecting the front and rear interior areas. The interior of the building is well appointed consisting primarily of offices, support areas, washrooms, kitchenette and storage.
Site Area	Regular shaped lot 1,888.51 square feet. Frontage: 16.93 sq.ft. Depth 108.98 sq.ft.
Building Area	Total floor area 3,300 square feet.
Zoning	R4UD[848]S198. Residential Fourth Density Sub-zone with a Heritage and Mature Neighbourhoods Overlay. Office is a permitted use pursuant to Exception [848].
Services	Fully serviced site (water, storm and sanitary sewers, natural gas, hydro, telephone and internet).
HVAC	Two 4-ton Carrier gas-fired rooftop mounted HVAC units installed 2009. Heating is supplemented with electric baseboards.
Roof	Insulated, modified bitumen membrane roof system (IKO) overtop an insulated wood deck installed 2009.
Electrical	Main hydro service is 200 amp and all copper wiring. <i>(to be verified by Buyer)</i> .
Realty Taxes	\$19,242.37 (Final 2022 Taxes).
Environmental	No Environmental Site Assessment performed to date.
Right-of-Way	A Joint Use and Maintenance Agreement ensures the continued maintenance of common elements such as parking, water and snow removal with both neighbours. The owners to the east acknowledge the right-of-way over the rear portion of their lot favours the owners of 159 Gilmour St., and the cost to maintain is with the adjacent property owner, 157 Gilmour St.
Parking	3 surface spaces (tandem in front). 4 deeded parking spots in the back of 157 Gilmour St. with a deeded right-of-way onto their property for access. Approximately 10 parking spots behind 157 Gilmour St.. Metered street parking available along Gilmour St.
Financing	Buyer may treat as clear.

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On-site Parking (Interlock Pavers)



Location of Off-site Surface Parking Spaces on Adjacent Lot

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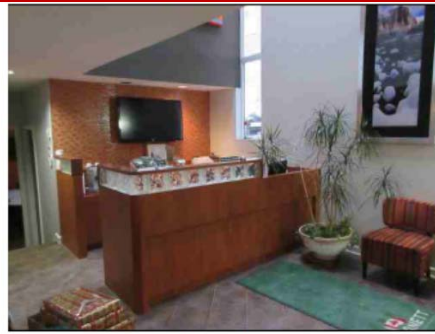
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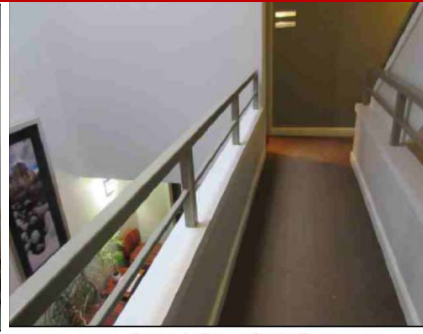
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First Floor - Front Office



First Floor - Reception



Second Floor - Catwalk



Second Floor - Front Office



First Floor - Conference Room



First Floor - Kitchenette



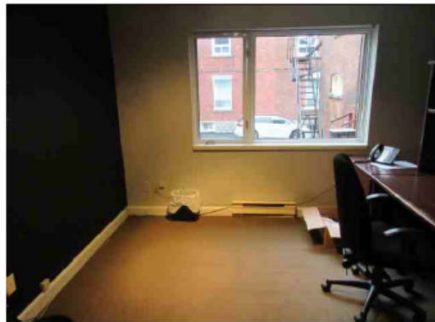
Third Floor - Catwalk



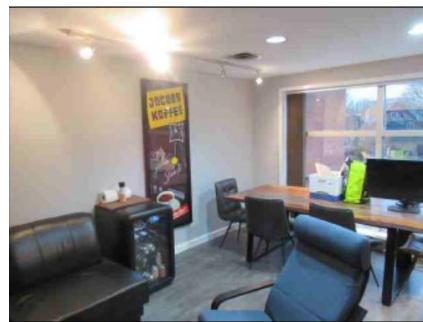
Third Floor - Office



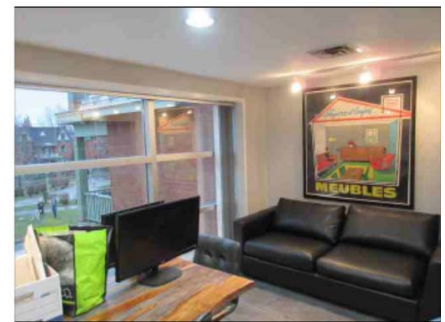
Second Floor - Office



Second Floor - Office



Third Floor - Front Recreational Room

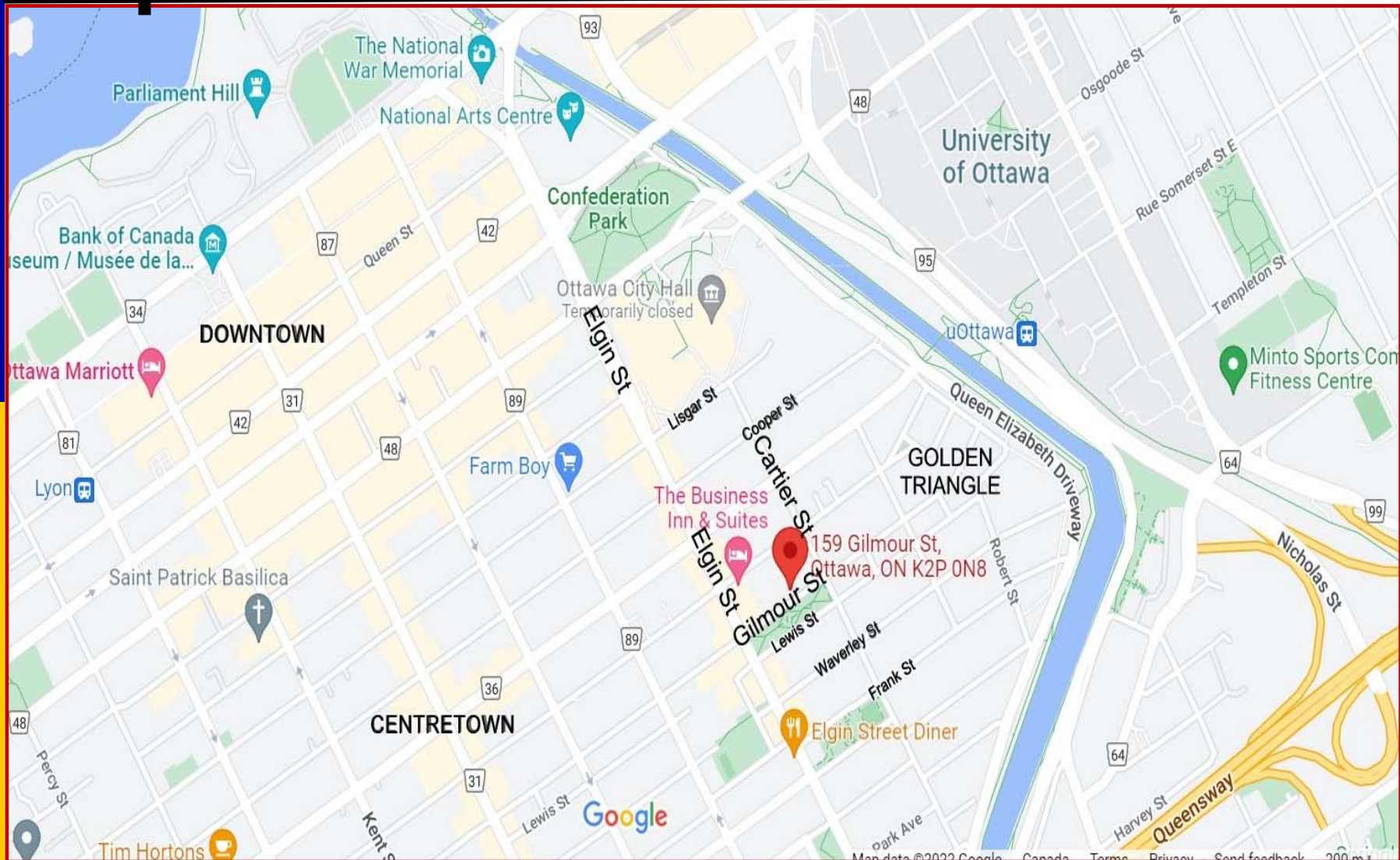


Third Floor - Front Recreational Room

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