

FOR SALE or FOR LEASE: 222 Somerset St. W., Suite 100



DESCRIPTION: **COMMERCIAL CONDO OPPORTUNITY**

- ✓ Exceptional office space opportunity in the heart of downtown Ottawa, nestled between Metcalfe Street and Elgin Street, and centrally located on Somerset Street.
- ✓ This first-floor unit boasts great visibility, in a secure building with superior curb appeal to passerby's. The building includes access to the on-site fitness room. Parking available at an additional monthly rate. Close proximity to OC Transpo and the Queensway/Hwy 417. The location has high pedestrian and good vehicle traffic, with close proximity to Elgin and Somerset Street amenities such as restaurants, shopping, entertainment, and transit.
- ✓ Ideal opportunity for a professional business owner such as medical professionals and professional service business such as architects, engineers, accountants and lawyers.

SPACE AVAILABLE: **SUITE 100 - IMMEDIATE OCCUPANCY!!**

- ✓ **Size of Premises** - 2,926 square feet.

SALE PRICE:

- ✓ \$1,299,000.00.

CONDOMINIUM FEES: (estimate)

- ✓ Approximately \$1,885.96 monthly, based on 2024 Condominium Budget Ottawa-Carleton Standard Condominium Corporation No. 1049, Level 1, Unit 1.

NET RENTAL RATE:

- ✓ \$25.00 per square foot per annum net.

OPERATING COSTS:

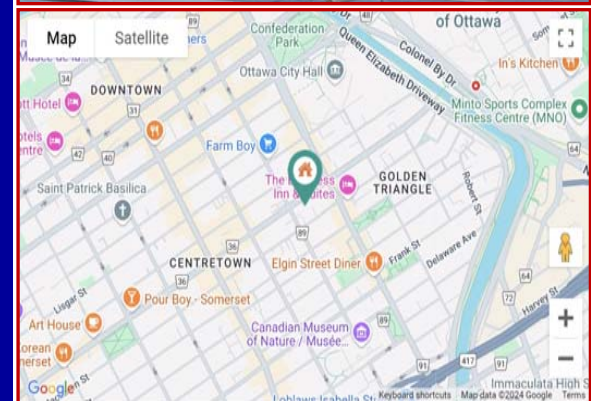
- ✓ CAM: \$13.98 p.s.f. per annum net; Realty Taxes: \$7.23 p.s.f. per annum net (actual costs for 2023).

PARKING:

- ✓ 2 outdoor parking spaces available at \$175.00 per month plus HST.

ZONING: TM [2186] [Part 10 – Mixed Use/Commercial Zones \(Sections 185-198\) \(ottawa.ca\)](#)

DOWNTOWN OFFICE CONDO 222 Somerset St. W., Suite 100 Ottawa, ON K2P 0A7



For more information please contact:

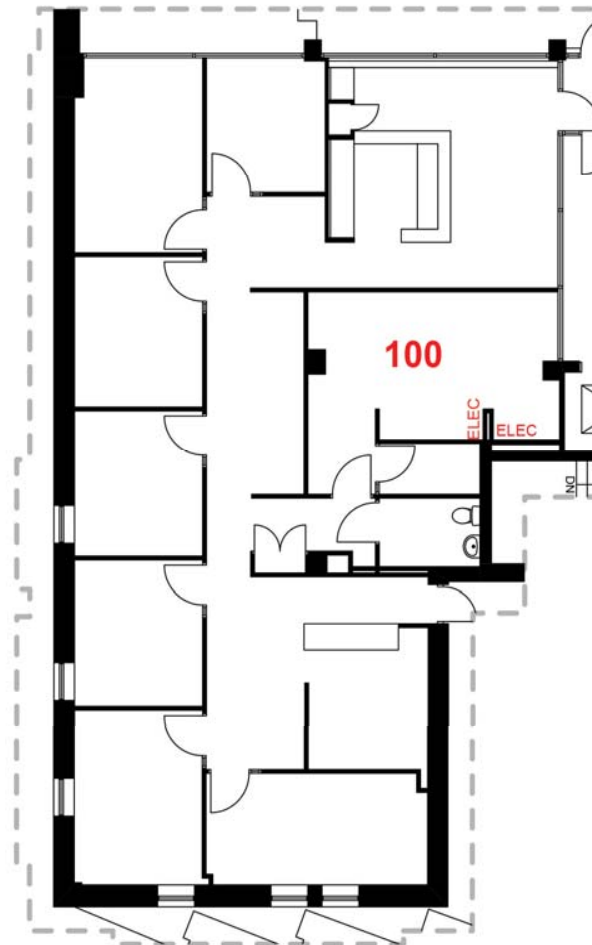
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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Email: brent@brentcomrealty.com
www.brentcomrealty.com

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BRENTCOM
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COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

UNIT 100
FLOOR
PLAN
2,926 S.F.



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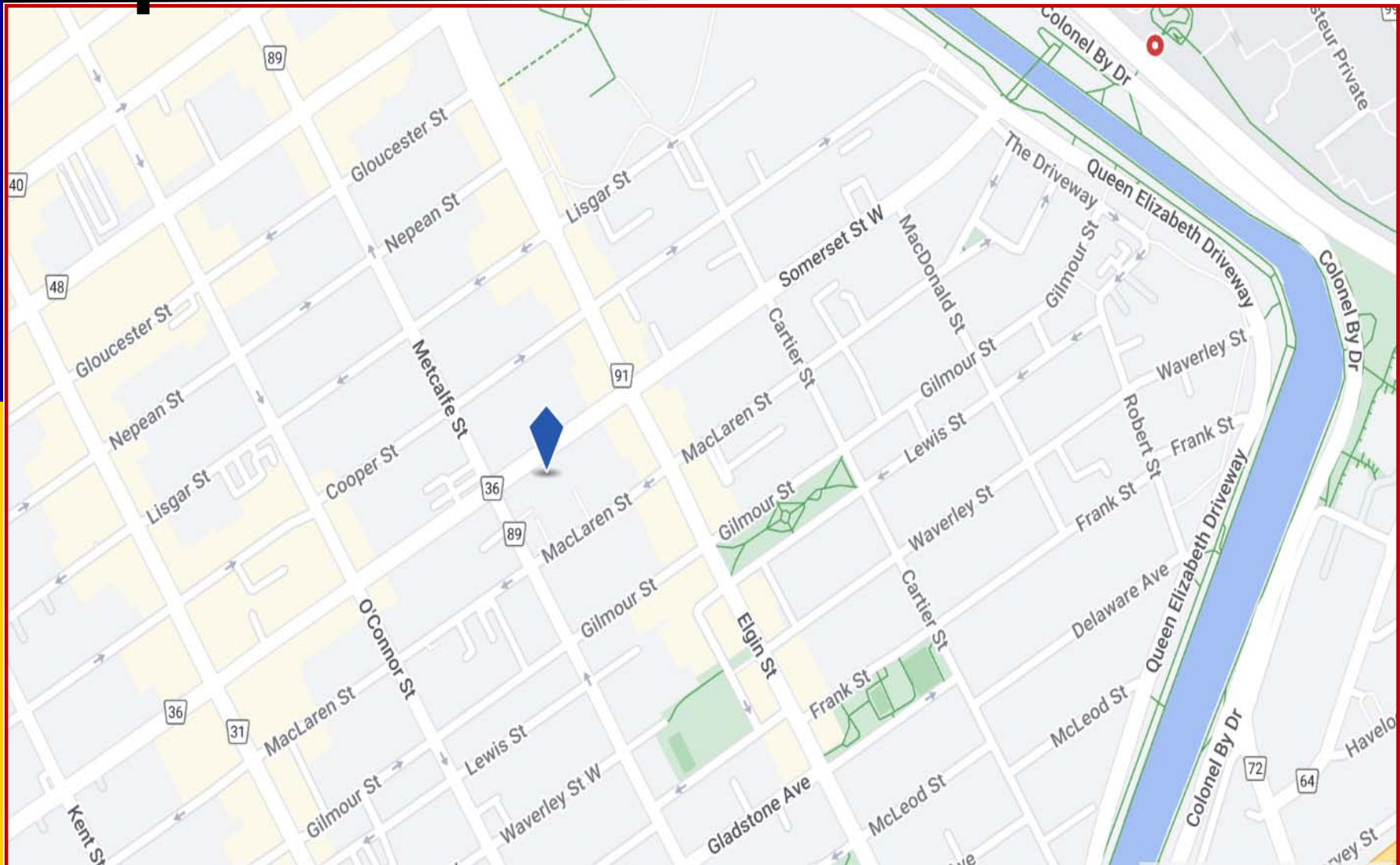


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