

Integrity. Dedication. Professionalism.
RETAIL BUILDING FOR SALE

248 Bank Street, Ottawa



RETAIL BUILDING FOR SALE | DOWNTOWN

Price: \$1,125,000.00

Gross Income: \$84,214.08

Operating Expenses: \$47,569.17*

Net Operating Income: \$36,644.91

Current Tenants: Subway
The Hair Coop

Charles Mirsky, Broker

Vice President Brokerage Services

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SALIENT FACTS - PROPERTY

Site Area :	approx. 1,930 ft ² (0.044 acres)
Site Dimensions :	approx. 19'6" x 99'
Stories:	2
Gross Leasable Area:	2,800 sf
Frontage:	19'6" on Bank Street
Year Built:	1948
Zoning:	TM H(19)

HIGHLIGHTS

Excellent investment opportunity in downtown Ottawa. Your chance to own a two-tenant retail building with significant room to increase rents. The Hair Co-op can be vacated with 6 months of notice.

Constant high vehicle and pedestrian traffic. Great transit service. Close to HWY 417.

*Operating Expenses are based on 2021 budget numbers.

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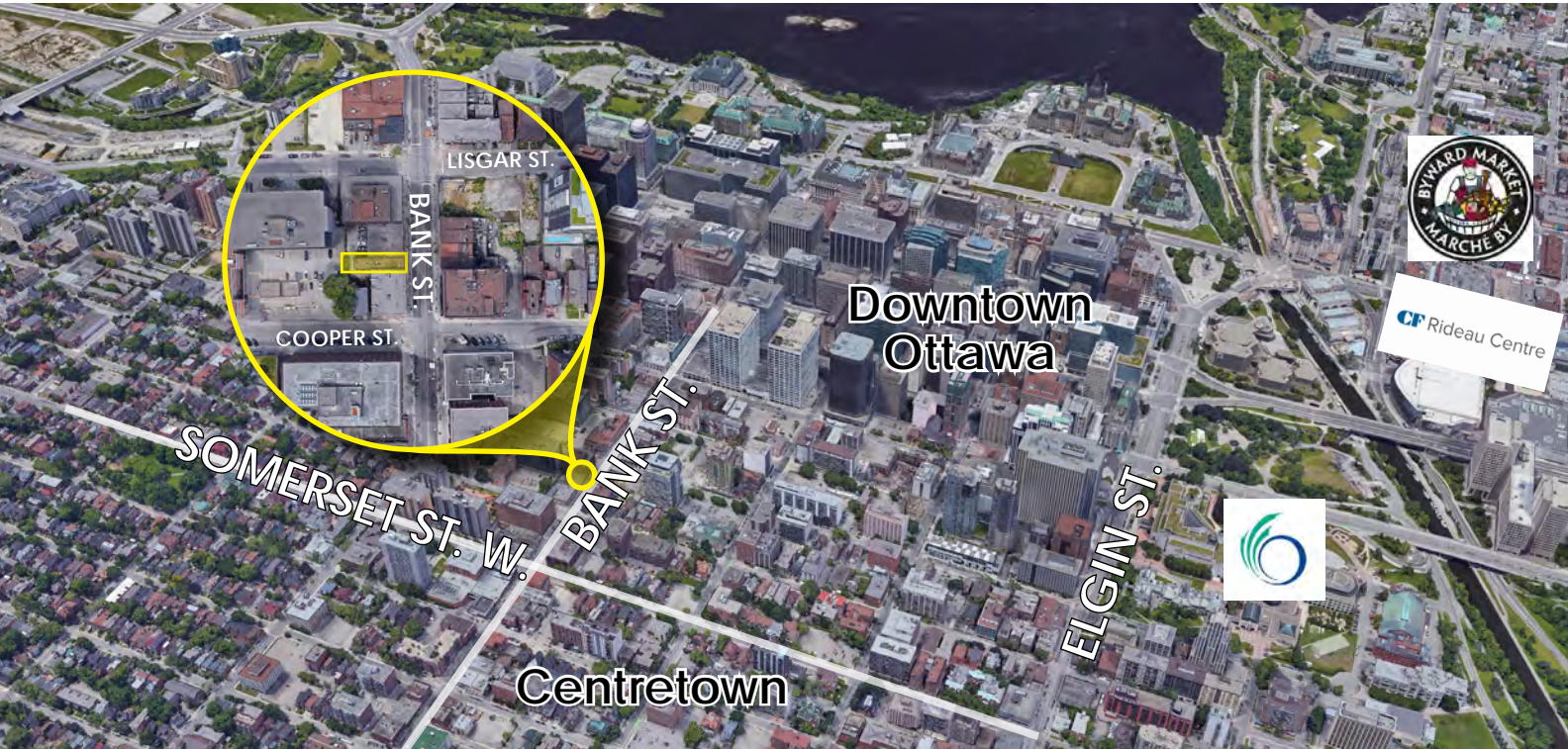
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HIGHLIGHTS

- 19'6" of frontage on busy Bank St.
- Significant room to increase rents
- A destination in downtown Ottawa for shopping and dining
- Population of 74,817 within a 2km radius
- Constant traffic and great transit service



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