DISTRICT REALTY
CORPORATION, BROKERAGE

Retail Building **FOR SALE**

359-363 Bank Street, Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawl without notice.

359-363 Bank Street
Ottawa

Price

Unpriced

Salient Facts - Property

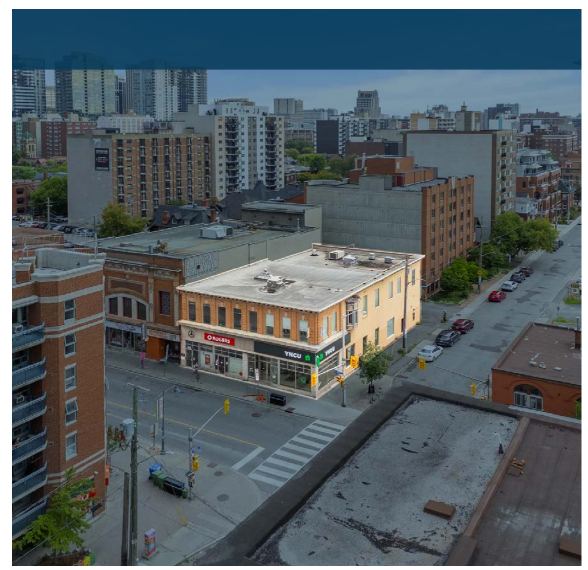
Number of Tenants: 3

Zoning: MS1 H(30)

Site Area: 6,221.53 sf | 0.143 acres

Year Built: 1948

- Fully leased, income producing asset from day one
- Prime corner location at Bank & Gilmour with 50' of frontage on one of Ottawa's most established commercial corridors
- About 8,400 vehicles and 4,203 pedestrians passing daily[1]
- Diversified tenant mix and strong fundamentals supported by walkability, population density, proximity to public transit and HWY 417



Highlights

District Realty is pleased to offer for sale 359-363 Bank Street, Ottawa, ON, a fully leased, two-storey commercial property prominently located at the corner of Bank and Gilmour streets in Ottawa's Centretown neighbourhood.

Built circa 1948, the property offers approximately 11,738 square feet of leasable area and approximately 50 feet of frontage along Bank Street. The building accommodates two street-level retailers, a yoga studio on the upper level, and three storage tenants across the ground and second floors, a diversified mix that provides multiple income streams and reduces reliance on any single tenant or sector.

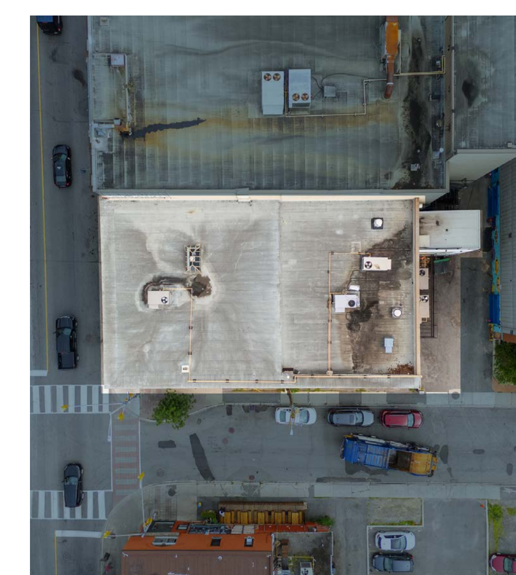
Fully occupied and positioned along one of Ottawa's most enduring commercial corridors, 359-363 Bank Street offers the rare combination of immediate income, strong visibility and lasting location value, a proven urban asset built to perform today and remain relevant for years to come.

[1] *arcgis.com Transportation Midblock Volume 2025*

Location Overview

Centretown is one of Ottawa's most established mixed-use neighbourhoods, anchored by Bank Street's high-traffic commercial corridor. Dense residential population, office employment and steady commuter and visitor traffic support strong, consistent retail demand, while excellent walkability, downtown proximity, HWY 417 access underpin solid long-term investment fundamentals.

359-363 Bank Street sits at the high-visibility corner of Bank and Gilmour, with roughly 50 feet of frontage in the heart of Centretown, surrounded by offices, residences, restaurants and shops that drive tenant demand and sustained customer traffic.



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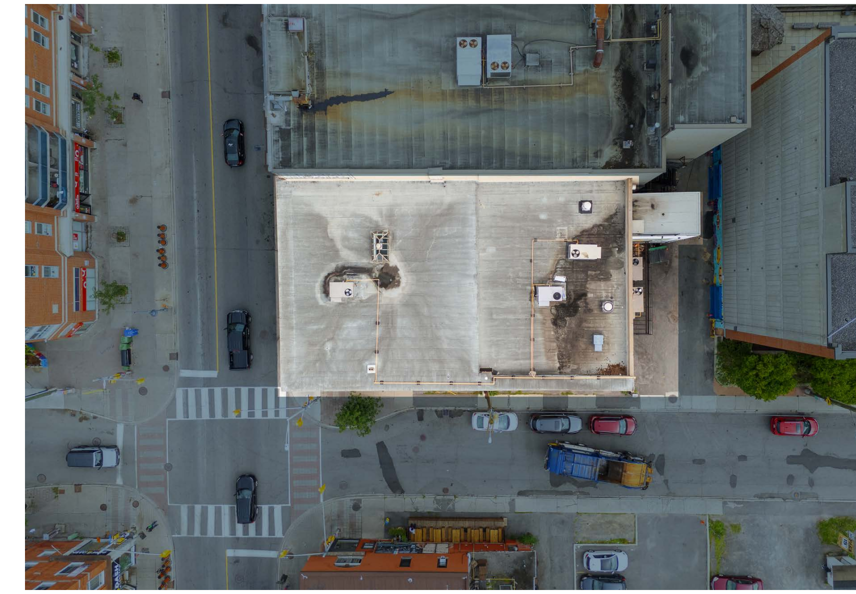

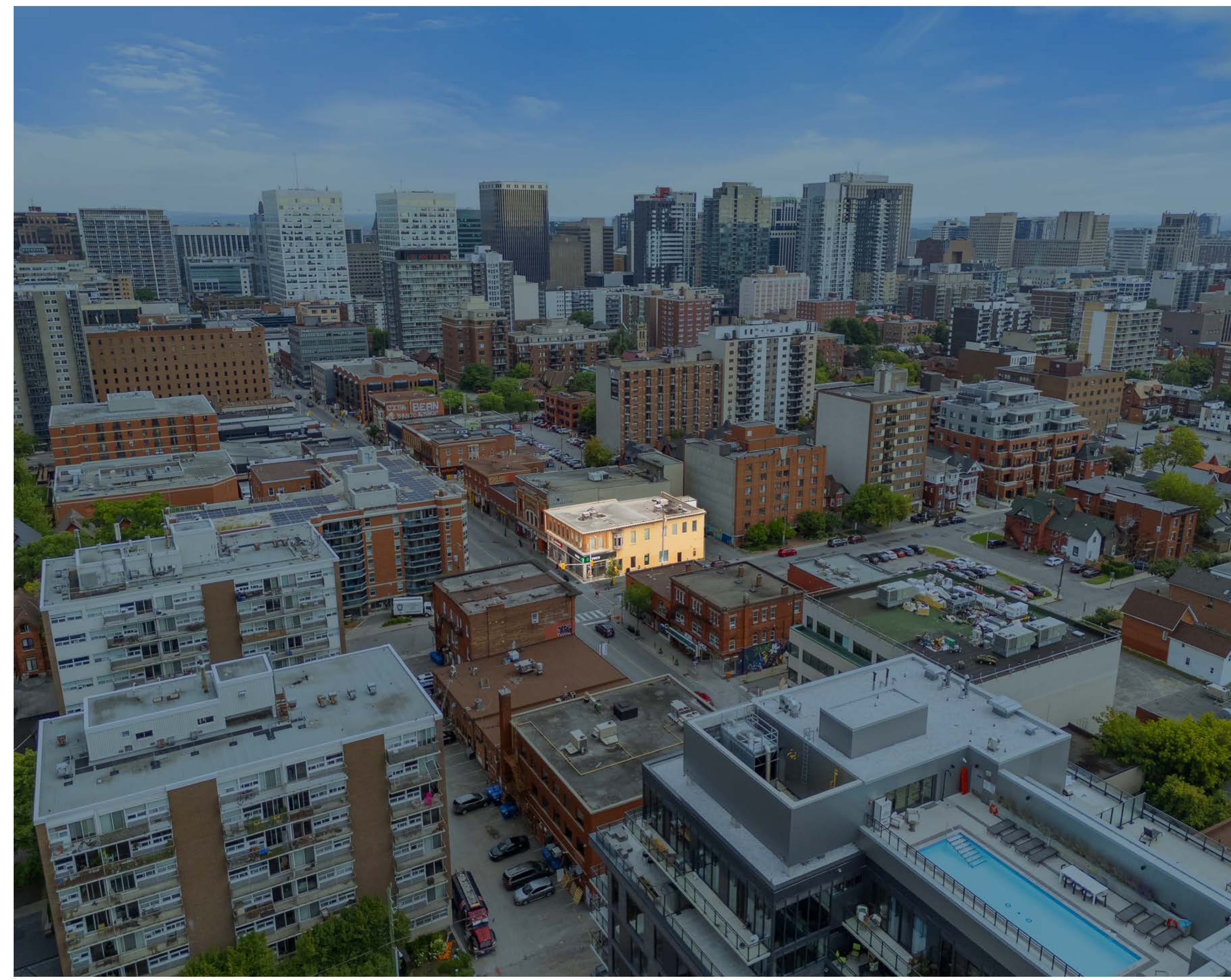

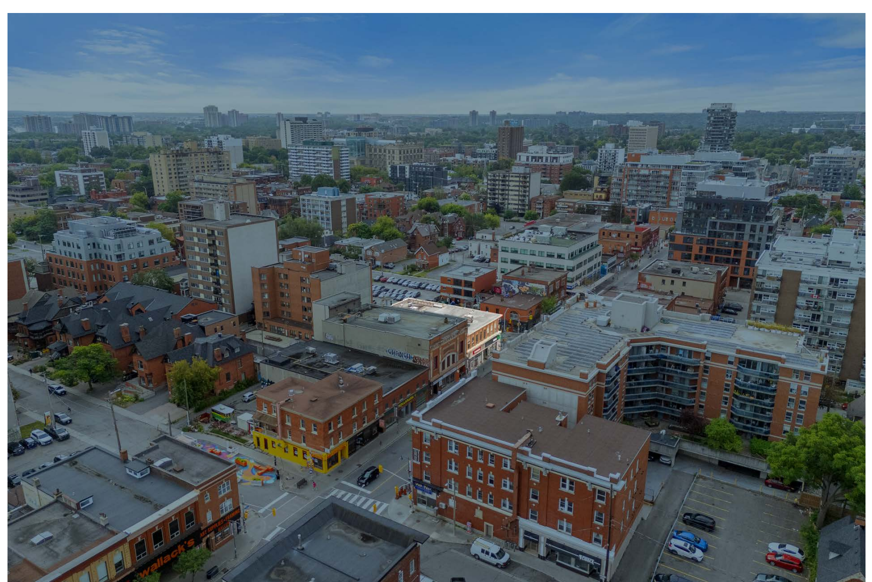

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CURRENT ZONING MS1 H(30)

Purpose

The purpose of the **Mainstreet Zone 1** is to:

Permit a broad range of mixed-use development along older mainstreets with more compact lot fabric, in accordance with Official Plan policies for Mainstreet Corridors. Encourage compact, pedestrian-oriented development along the City's more compact Mainstreet Corridors and promote the development of continuous, active street walls that contribute to animated public spaces and vibrant streets.

Permitted Uses

(1) In the Mainstreet Zone 1, the following uses are permitted:

(a) Residential uses:

- dwelling unit

(b) Non-residential uses:

- animal care establishment
- artist studio
- bank
- broadcasting and production studio
- catering establishment
- community centre
- courthouse
- day care
- emergency service
- funeral home
- government service centre
- hospital
- hotel
- indoor entertainment facility
- instructional facility
- library
- medical facility
- micro-distribution facility
- museum
- nightclub
- office
- parking garage
- payday loan establishment
- personal service busines
- place of assembly
- place of worship
- post-secondary educational institution
- recreation and athletic facility
- research and development centre
- restaurant
- retail store
- school
- storefront industry
- theatre

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AREA MAP

Located at the corner of Bank and Gilmour streets, 359-363 Bank Street occupies a prominent position along one of central Ottawa's most established commercial corridors. Centretown's dense residential base, concentration of office users and diverse mix of shops, restaurants and services create consistent demand for well-located commercial space.

The area offers excellent walkability, strong street visibility and convenient access to downtown, Parliament Hill, public transit and Highway 417. Continued residential intensification and limited availability of prominent urban commercial sites support tenant demand, leasing stability and long-term investment value.

Prominent Corner Exposure

High-visibility positioning at Bank and Gilmour streets along a well-established commercial corridor.

Diverse Demand Drivers

A dense mix of residents, office workers, commuters and visitors supports sustained demand for commercial space.

Central Connectivity

Excellent walkability with convenient access to downtown, Parliament Hill, public transit and Highway 417.

Long-Term Location Value

Continued residential intensification and limited commercial supply reinforce leasing stability and investment potential.

[1] arcgis.com Transportation Midblock Volume 2025

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CoStar Demographics (2026)

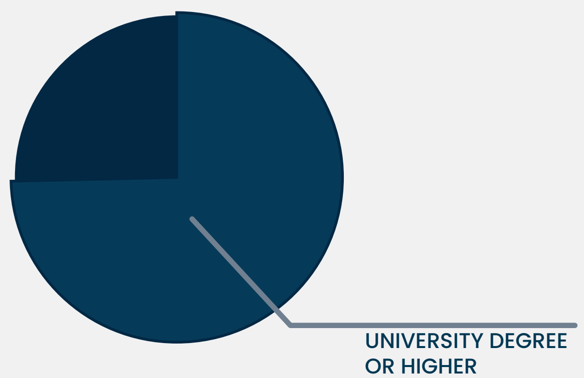
Demographic Data

Centretown's dense and growing population creates a deep customer, employee and tenant base for commercial properties. The area is home to a strong concentration of educated professionals, working-age residents and established households, supporting steady demand across retail, office, wellness and service-oriented uses. Its diverse employment base and proximity to Ottawa's central business and government districts further strengthen the market for conveniently located commercial space.

For investors, these demographics provide a solid foundation for occupancy, tenant retention and future leasing performance. Continued residential intensification will bring more customers, employees and businesses into the surrounding area, expanding the local market and reinforcing the long-term value of well-positioned commercial assets along Bank Street.

Educational Attainment

Over 74% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 22% earning under $40,000, the range of average household incomes is:

$79K

TO $126,349K

Labor Force Participation

65%

within a 5 km radus, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 76%, with household growth expected to reach

21.11%
BY 2033

Over 28,763 new households are expected by 2033 - sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 322,282 by 2033.

16.43%

GROWTH
BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 81% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

38

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