

205 Catherine Street, Ottawa

List Price \$15,000,000



Brochure: [Click here](#)

Floorplans: [Click Here](#) **Survey:** [Full](#) [Closeup](#)

Map: [Click Here](#)

Net Income: \$443,350.00

MLS Listing and pictures: [Click Here](#) for office building listing [Click Here](#) for Commercial land

5 Units: #1- 6,690 sq', #100 – 2,368 sq', #101 – 6,210 sq', #200 – 2,915 sq', #300 – 5,171 sq'

Click Here for More Details: ian@ianhassell.com

Ian Hassell 613-794-8555 [cell] ian@ianhassell.com www.IanHassell.com 613-563-1155 [off] Salesperson

344 O'Connor St. | Ottawa, ON | K2P 1W1

Building Features:

- Concrete construction
- Recently replaced roof
- 2 furnaces – one for lower and main levels, one for 2nd level
- Each floor has separate hydro meters
- Sprinkler system
- LED lighting
- Load level loading dock
- Freight elevator
- High quality tenant fitups

Development Potential: zoning allows for **25 storey** height

- outside of the Centertown Heritage District
- frontage on Bank Street and Catherine Street
- adjacent to The Glebe and close to Lansdowne Park
- just blocks to the Rideau Canal, walking distance to Downtown

Lot Size;

- 1907.17 m² (**20528.54 ft²**) (0.19 ha),
- Catherine St frontage **119'x152'**, Bank St frontage **48'x98'**

Building Footprint; approximately 9,500 sq',

- total building appr. 28,000 sq', total leasable area 23,354 sq'

Zoning: [GM3 subzone](#)

CCDP: [Centretown Community Design Plan](#) – Southern Character Area – 25 Storeys permitted, see section 6.2

New Zoning Bylaw: [Committee Report for the First Draft](#)

Draft of New Zoning Bylaw: [Click Here](#)



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