

318-320 Richmond Road
Ottawa, ON



Well-Maintained Mixed-Use Commercial
Property for Sale or Lease in Westboro

For Sale - \$3,200,000

For Lease - \$45.00 Net/SF/Year

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Property Details

Site Area 0.076 acres	Site Frontage 45 feet	Zoning TM H(15)	Property Taxes \$6.69 psf (2024 estimate)
Total Building Area 6,140 sf	Available Area 1,960 sf	Number of Units 3	Operating Costs \$11.18 psf (2024 estimate)

Property Highlights

Coveted Westboro location

The Property is located in Westboro, one of Ottawa’s most well-known and desirable neighbourhoods. This submarket is a favourite for local and national retailers alike and is widely known as the home of the city’s most popular shops, bars and restaurants. The property is just 600 metres from Westboro Station, a major transit stop and future LRT station.

Perfect for a wide variety of owner/users

The ground floor of 318-320 Richmond Road is intended for street-front retail uses, while the second floor has recently been fitup for a high technology office user. The available ground floor space measures approximately 1,960 square feet and is bright and open concept with high ceilings and a full basement available for storage. This space is highly versatile and would be ideal for any retail, medical or professional service business.

Surrounded by high density redevelopment

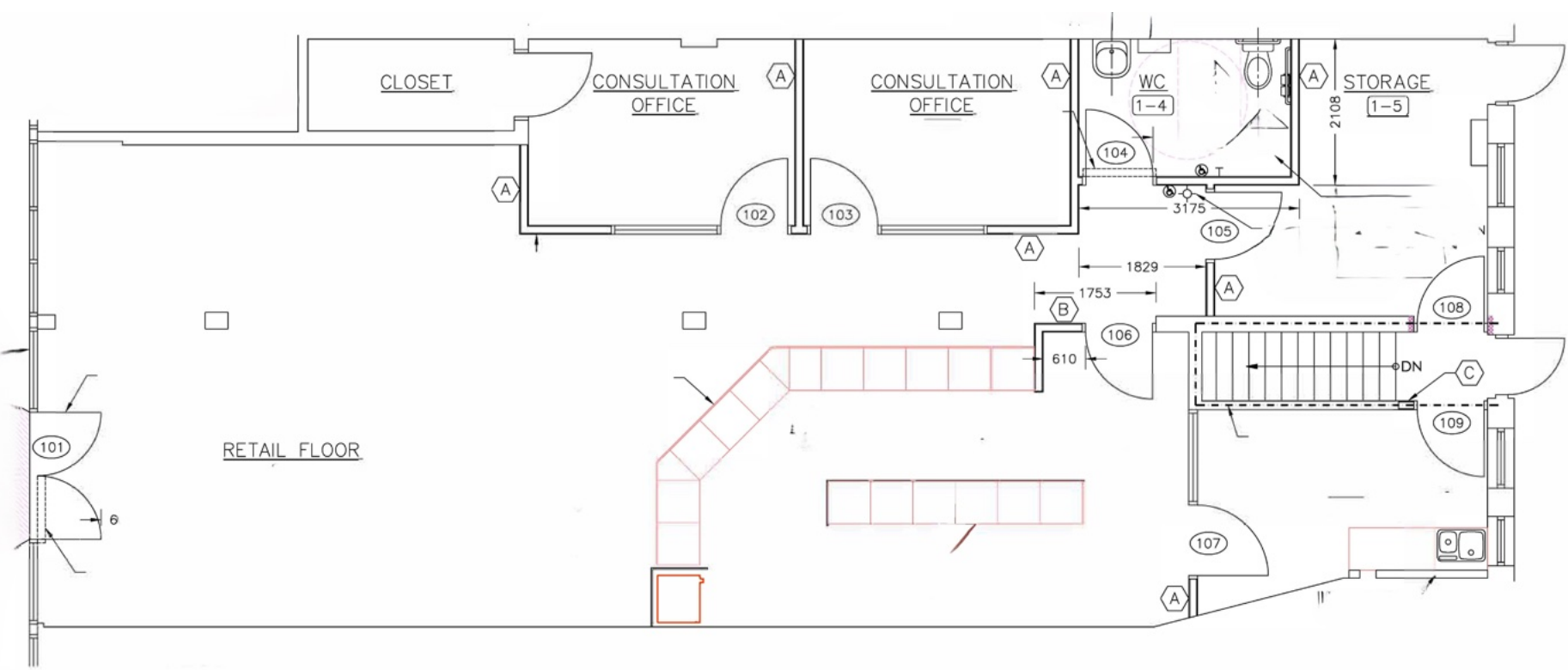
Westboro has experienced rapid growth and development and is deemed one of Ottawa’s fast-growing communities. The region offers a perfect climate for work-life balance, with a mix of residential and commercial properties, connected by transit and centrally located just west of Ottawa’s downtown.

Property maintained to the highest standard

The Property benefits from a history of professional management. There have been many recent improvements and capital upgrades including a new roof in 2023.



Tenant Spaces



Floor Plan (Available Space)

Nearby Developments

The desirability of Westboro is evidenced by the numerous residential developments in and around the neighbourhood. The following is a snapshot of selected residential developments currently underway, approved or pending. The increased population density will be a boon to all business owners in the area.

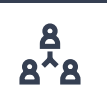
	Address	Units	Storeys
01	327 Richmond Rd	180	9
02	377 Winona Ave	60	6
03	295-301 Ashton Ave, 2046-2050 Scott St	343	30
04	2070 Scott St	264	25
05	314-8 Athlone Ave, 2006-2026 Scott St	856	40
06	433-435 Churchill Ave N	75	6
07	249-255 Richmond Rd	87	9
08	1546 Scott St	230	25
09	424 Churchill Ave N	58	8
10	398-406 Roosevelt Ave	61	6



Demographics (3km radius)

- 

69,667

Population (2023)
- 

86,730

Population (2033 projection)
- 

2.4%

Annual growth rate (2023-2033)
- 

\$121,116

Average household income
- 

\$109,963

Average household expenditure
- 

11,047

Average daily traffic count

Demographic data provided by CoStar Group.
Traffic count is from OpenOttawa.ca, Richmond Road and Athlone Avenue.

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