

275 BAY ST

PRESENTED BY RONALDO SAYAH

\$2,900,000



THE REPS 
Real Estate Professionals

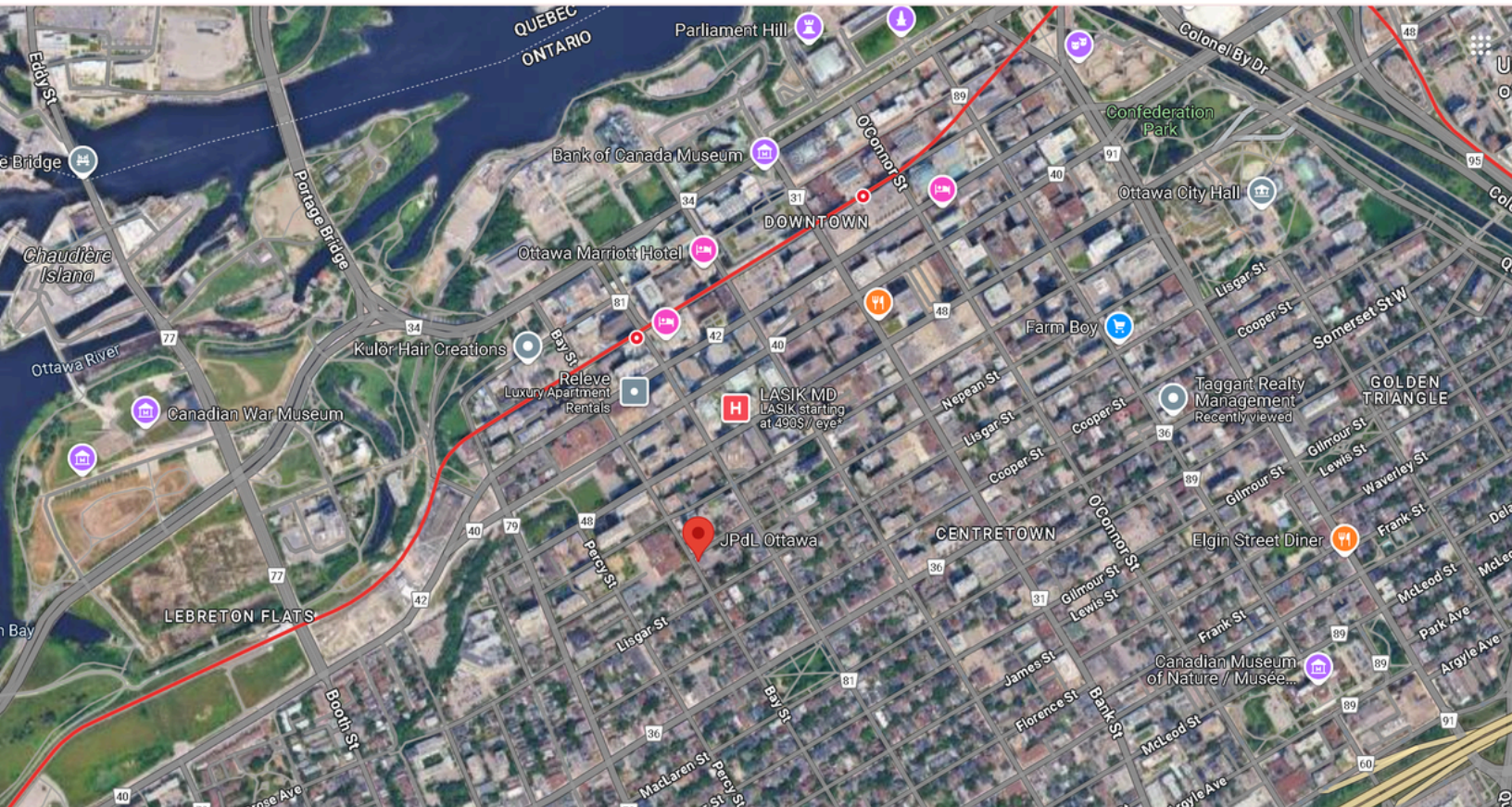


DETAILS

**2 STOREY PLUS LOWER LEVEL
SPLIT LEVEL BUILDING
LARGE PARKING LOT
TRENDY OFFICE BUILDING
OWNER OCCUPY
OR KEEP LEASED**

**LITTLE ITALY
NEAR HIGHWAY
NEAR LRT**





DETAILS

Zoning: R5B[482]H(37)

Lot Info

Site Area: 6,491 sq ft

10 minute Walk to **LRT** + River

13 minute Walk to Starbucks

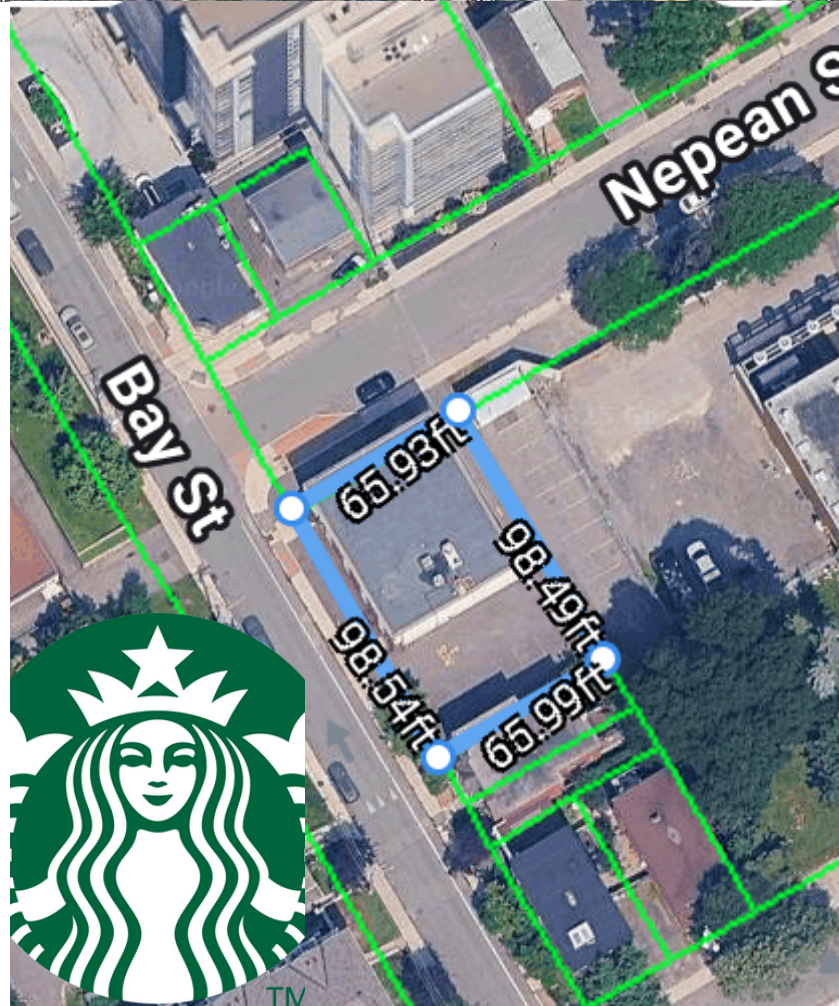
8 minute Drive to Parliament

2 minute Drive to Gatineau

Amazing Bike Trails

Next to Parliament

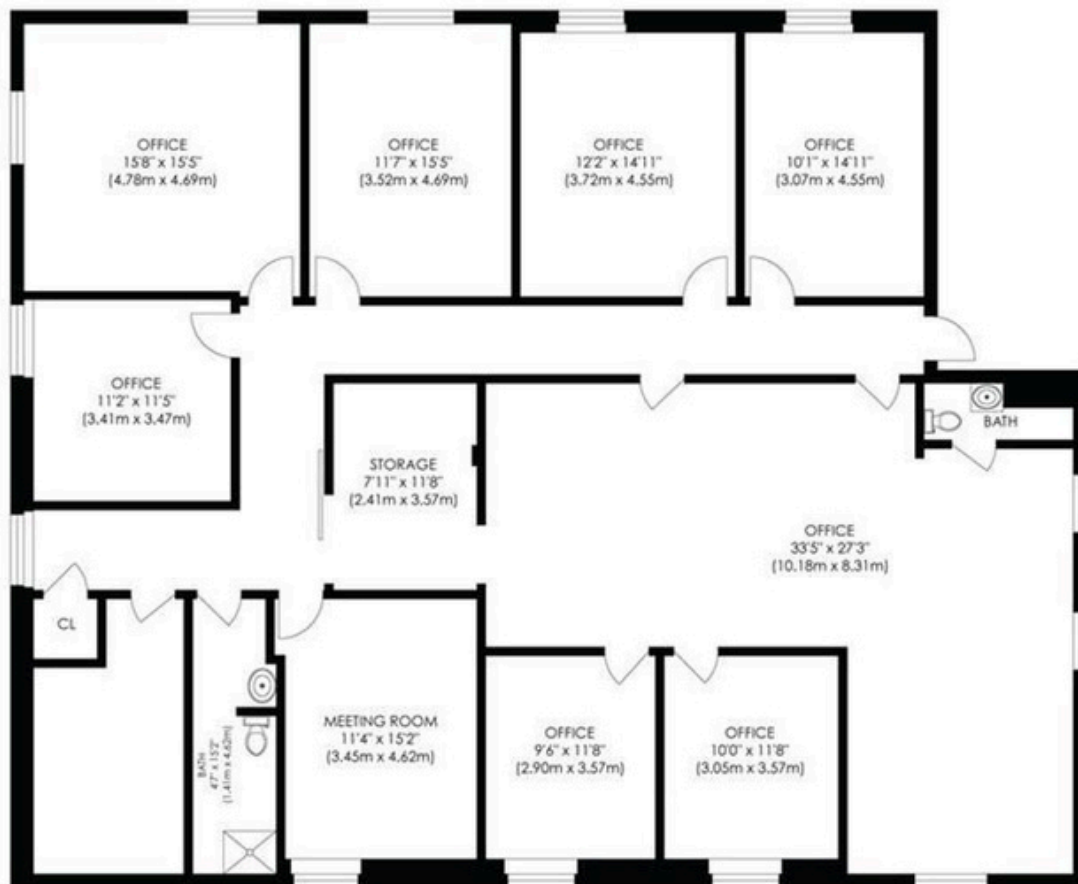
Little Italy-Chinatown-Lebreton Flats



**OWNER OCCUPY THE ENTIRE SPACE
OR KEEP IT LEASED**

- 9,200 sq ft on 3 Floors
- Amazing Location
- Excellent Condition
- 16 Surface Parking
- Multiple Investment Options

66 Ft - Width
98 Ft - Depth



Tenant Info:

- Main Floor (3,000 sq ft) - \$6,500 + HST for gross rent. Lease ends on February, 2026.
Option to renew for five years.
- 2nd Floor (top level) (3,200 sq ft) - \$6,000 + HST for gross rent. Lease ends on March, 2027. Option to renew for five years.
- (Owner occupied) – Lower Level (3,000 sq ft) - \$6,500 + HST for gross rent. Lease ends February, 2026. Open to renewal under potential buyer's terms.

ADDITIONAL INFORMATION

RECENT UPGRADES

- New Roof
- Complete Renovation of 2nd floor (top level)
- Repaving of Parking Lot
- Mechanical/Heating System Converted from Oil to Gas

Gross Operating Income \$228,000

Insurance - \$8,552

Utility/Maintenance/Cleaning - \$19,897

Property Taxes \$32,955

NOI - \$166,595

ADDITIONAL INFORMATION

- **Two-storey Office Building with Finished Basement. Versatile Space, Amazing Location, Meticulous Condition**
- **Excellent bright office space with lots well thought out partitions**
- **Potential to owner - occupy one floor (3,000 sq. ft) and collect rent from other tenants or keep it fully leased**



QUEBEC
ONTARIO

Parliament Hill

Bank of Canada Museum

LITTLE ITALY

LOCATION

Ottawa Marriott Hotel

BOUTIQUE SHOPPING
DOWNTOWN

NATURE TRAILS

HEART OF THE CITY

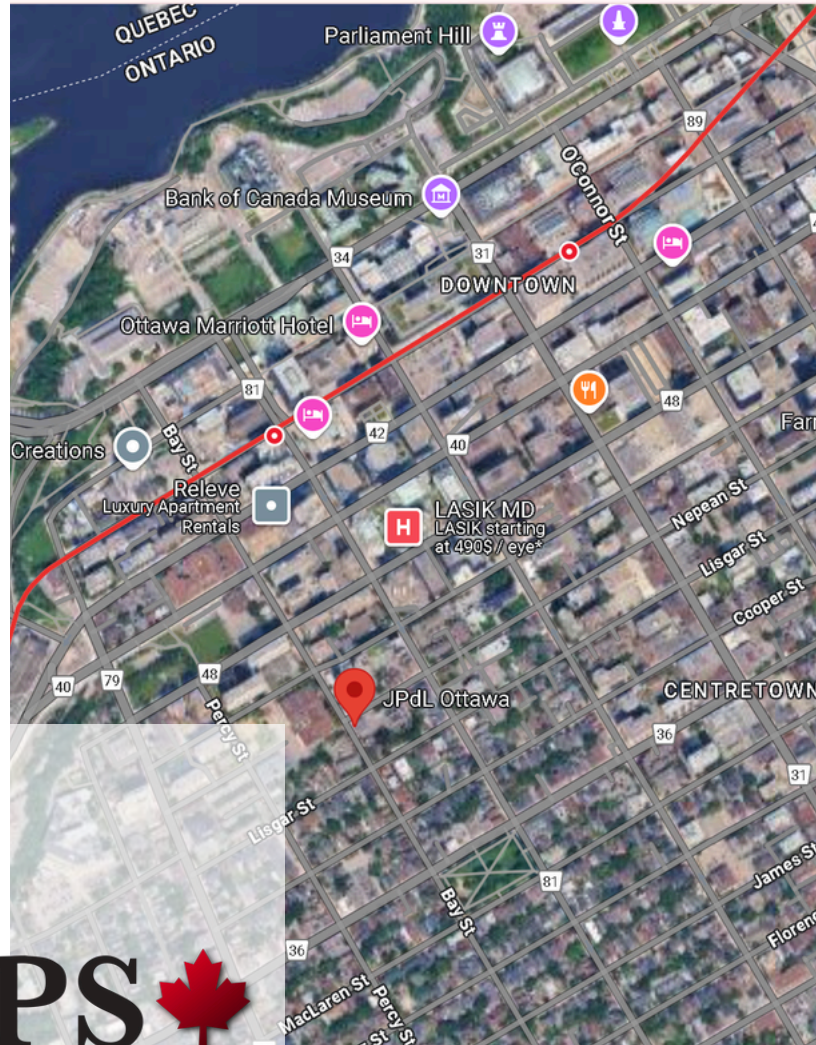
BEST RESTAURANTS

Releve
Luxury Apartment
Rentals

- Restaurants and Shopping Steps Away
- Walk to Dow's Lake or Lebreton Flats
- Cycling Paradise NCC Trails
- Culinary Haven
- Heart of the City
- Transit Station
- Highway Access

LA VITA È BELLA!

Welcome to Preston Street, where life is beautiful! One of Ottawa's most vibrant neighborhoods, Little Italy is the place to work and play. With a refurbished main street, diverse cuisine, retail and services, Little Italy is a centre for life and culture!



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