

FOR SALE

636 Somerset Street West, Ottawa ON



BEN ZUNDER Salesperson | Vice President
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER Broker of Record | President
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203, Ottawa ON, K1Z 7L6
www.cdnglobal.com

CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

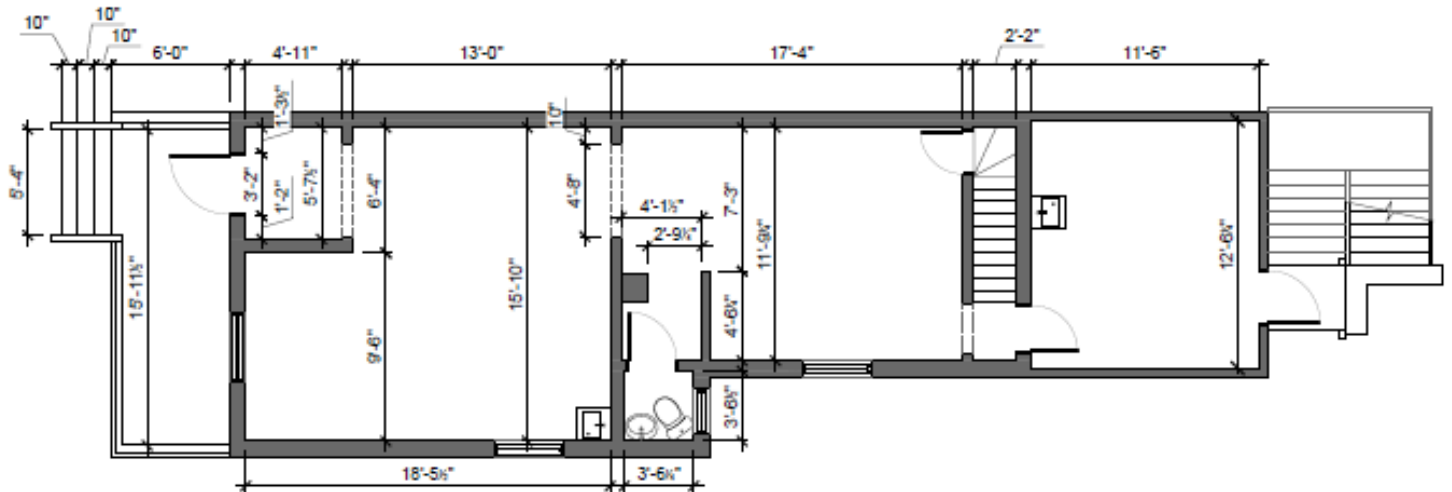
Exceptional mixed-use investment or owner-occupier opportunity in the heart of Ottawa's vibrant Somerset corridor. This well-maintained detached red-brick building blends classic character with modern functionality, featuring bright commercial space on the main level with large commercial-grade windows, high ceilings, hardwood floors, and abundant natural light.

The upper level offers a self-contained two-bedroom residential unit with a full kitchen, living area, bathroom, laundry, and both interior and exterior access. Complete with a covered front porch and on-site parking for up to four vehicles via a shared laneway, this versatile property is ideal for investors, professionals, or business owners. Buyers are advised to verify permitted uses and zoning requirements.

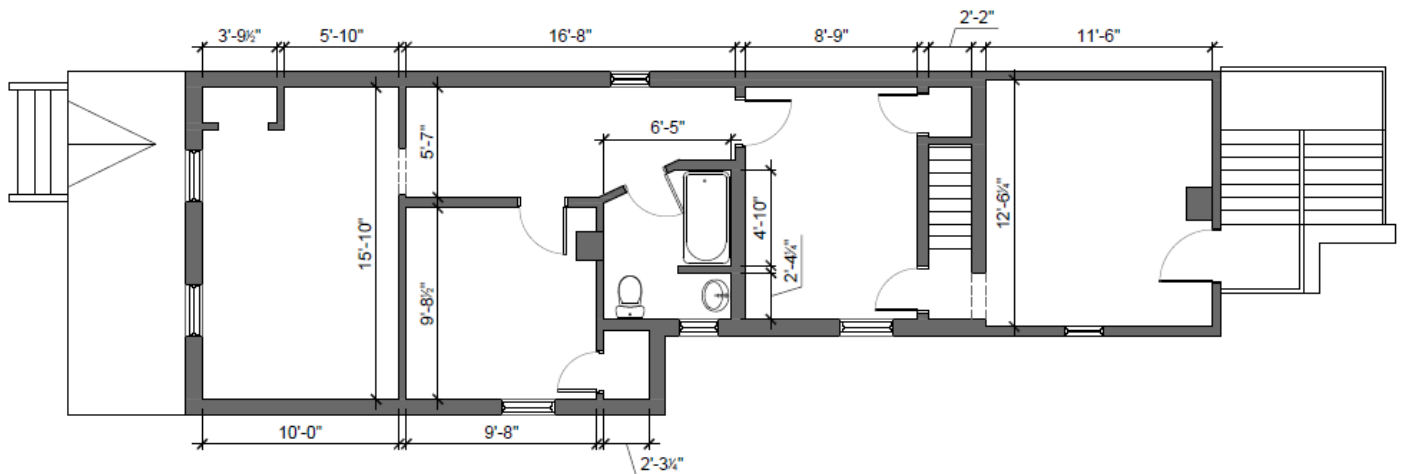
ADDRESS	636 Somerset Street W Ottawa Centre, ON K1R 5K4
ASKING PRICE	\$899,000
REALTY TAXES	\$10,169.34/2026/Annual
BUILDING AREA	Approximately 1,768 SF
LOT SIZE	Approximately 2,895.49 SF
PARKING	4 spots

FLOORPLANS

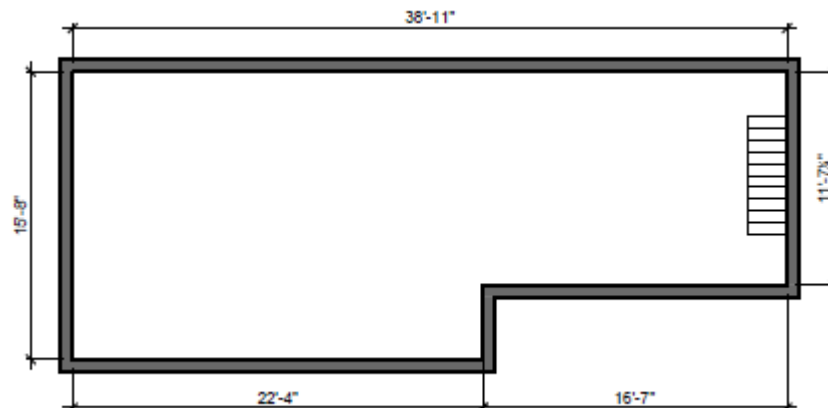
Ground Floor



Second Floor



Basement

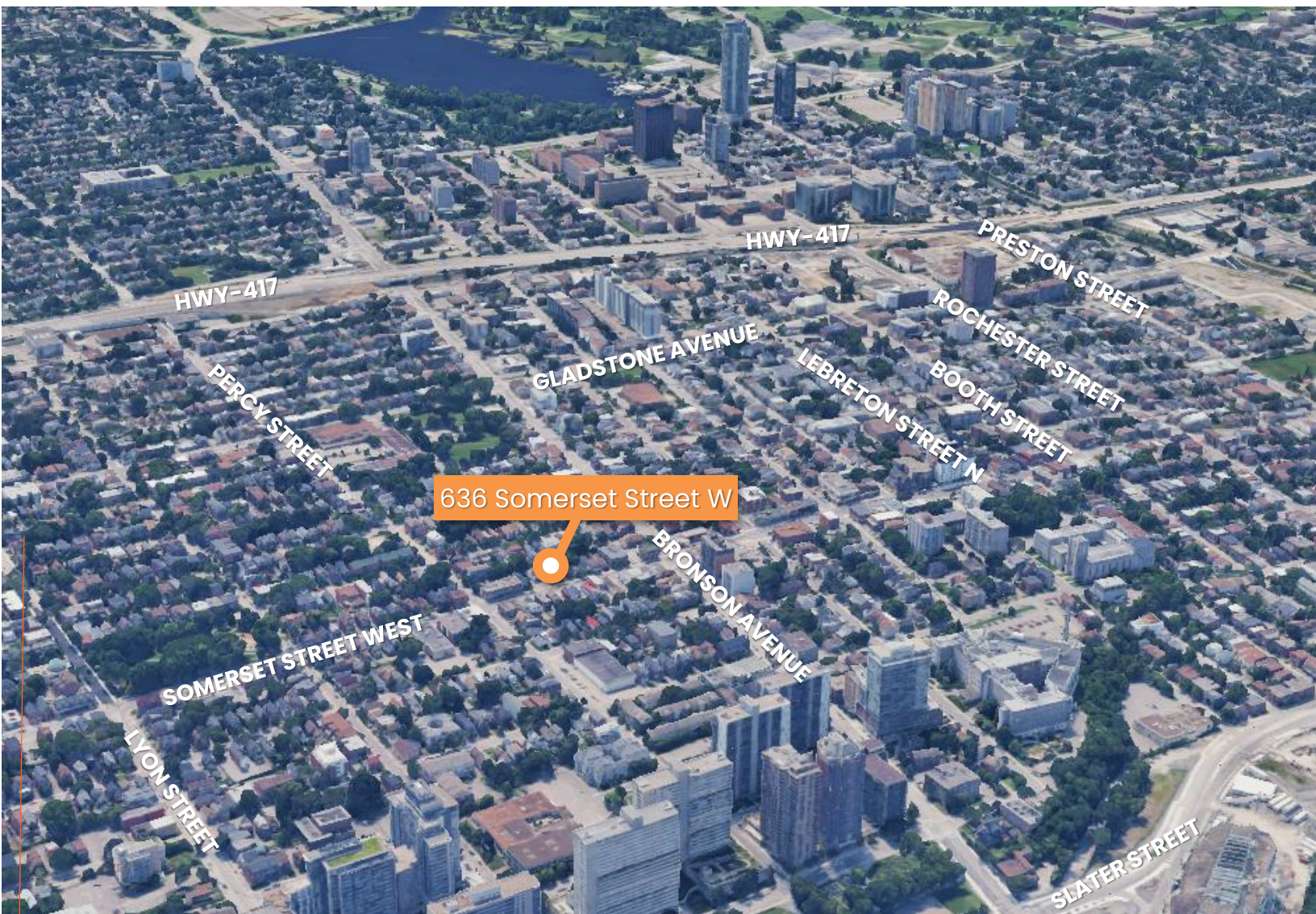


INTERIOR FEATURES



LOCATION

Located in the heart of Centretown, 636 Somerset Street West offers exceptional exposure along one of Ottawa's most vibrant commercial corridors. Surrounded by an eclectic mix of restaurants, cafés, boutique retailers, professional offices, and residential developments, the property benefits from strong pedestrian and vehicle traffic. Its central location provides convenient access to downtown Ottawa, major transit routes, and nearby neighbourhoods including Chinatown and Little Italy, making it an ideal setting for a wide range of businesses.



PHILIP ZUNDER Broker of Record | President
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Salesperson | Vice President
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203, Ottawa ON, K1Z 7L6
www.cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDNGLOBAL[®]
Commercial Real Estate Advisors