

FOR SALE

379-381 Richmond Road, Ottawa ON



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Commercial Real Estate Advisors

PROPERTY DETAILS

THE OFFERING

Located in the heart of vibrant Westboro, 379–381 Richmond Road presents a rare opportunity to acquire a high-exposure commercial property with strong redevelopment potential in one of Ottawa’s most sought-after neighbourhoods. The site is well-positioned for a future condo or apartment development, benefiting from excellent walkability, nearby amenities, and strong residential demand. It has the further benefit of having two street fronts, Richmond Road and Madison Avenue.

The existing building offers two functional levels suitable for a variety of uses including retail, restaurant, fitness, medical, or other service-based businesses. The upper-level offices can be removed to create an open-concept layout, with additional potential to remove the dropped ceiling. The property also features approximately 20 on-site parking spaces, large storefront windows, and excellent street presence.

Surrounded by a dynamic mix of shops, restaurants, and dense residential development, this is an exceptional opportunity for investors, developers, or owner-occupiers to secure a prime asset in a thriving corridor.

ADDRESS	379–381 Richmond Road, Ottawa, ON K2A 1Y8
SALE PRICE	\$5,995,000.00
GROSS BUILDING AREA	11,138.77 SF*
379 Richmond Road	Ground Floor: 1,730.69 SF Second Floor: 108.75 SF
381 Richmond Road	Ground Floor: 5,358.23 SF Second Floor: 3,083.93 SF Basement: 857.17 SF
LOT AREA	15,617.32 SF (approximately)
Frontage	68.95 ft.
Depth	230.33 ft.
PARKING	Approximately 20 spots
REALTY TAXES	\$55,145.21 (2025)
ZONING	TM[1675] H(24) with Proposed 2026 Zoning: MS1[1675] H(24)

* In compliance with BOMA 2025 for Retail Properties: Standard Method of Measurement (ANSI/BOMA Z65.5–2025)

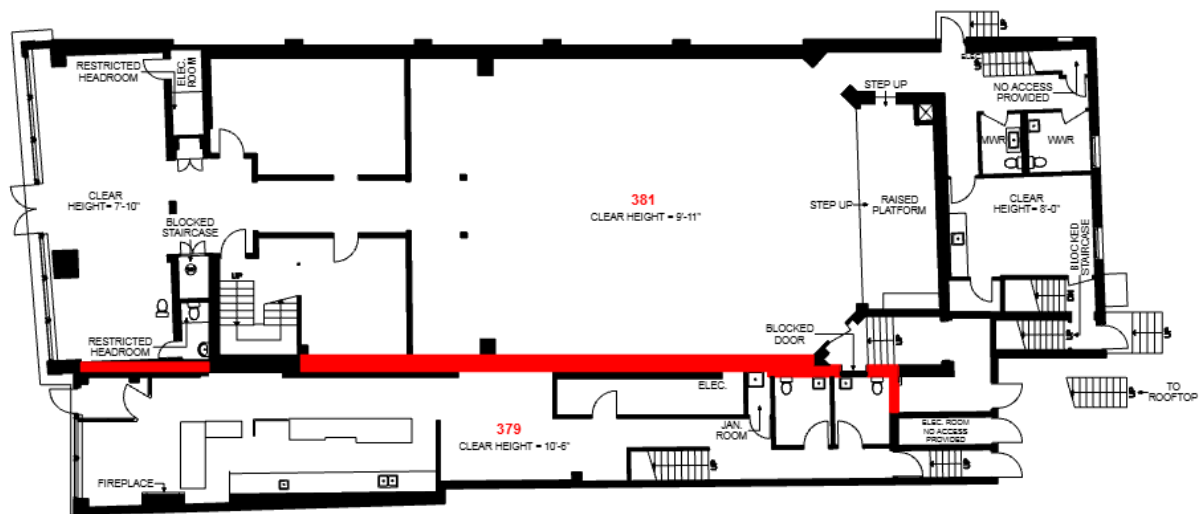
INTERIOR FEATURES

381 Richmond Road

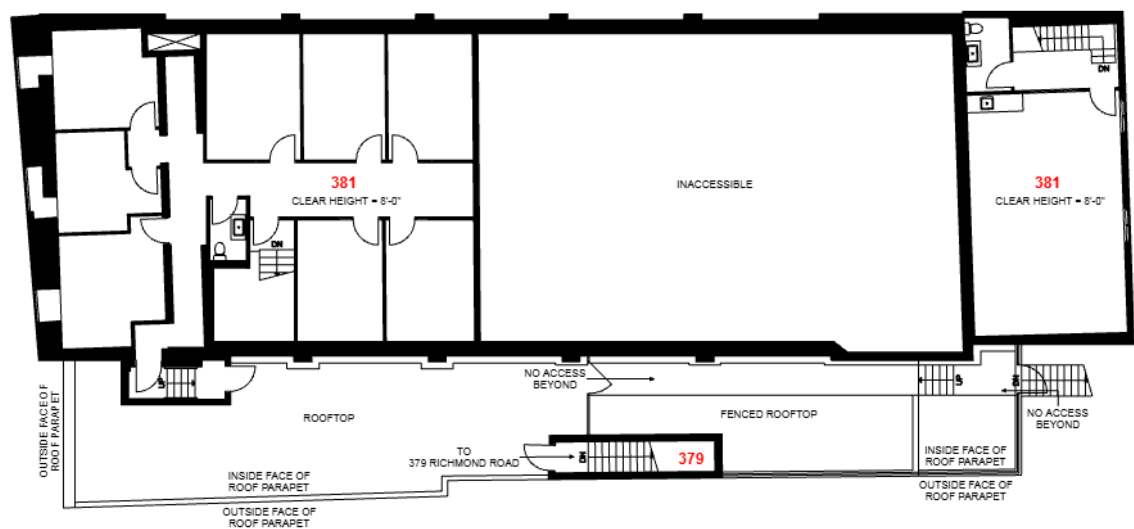


FLOORPLAN

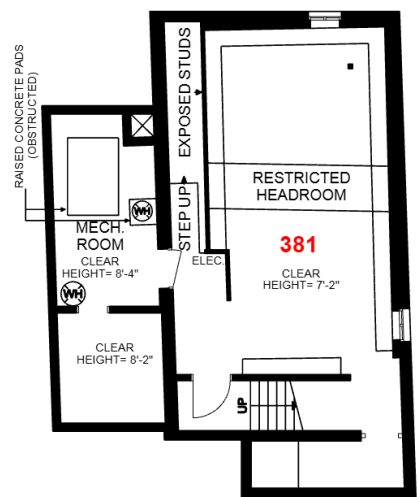
GROUND FLOOR



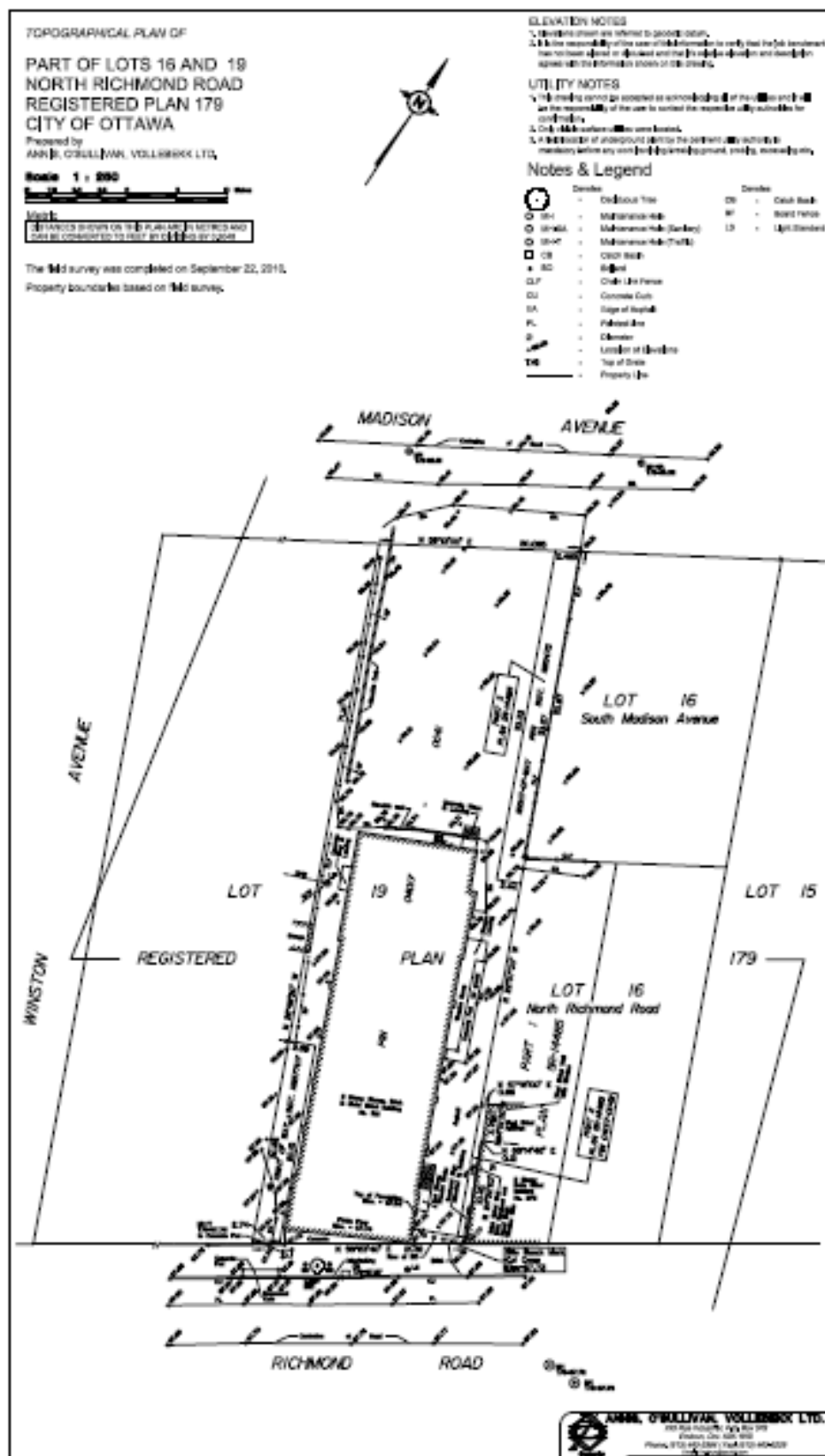
SECOND FLOOR



BASEMENT



SURVEY



POTENTIAL DEVELOPMENT OPPORTUNITY

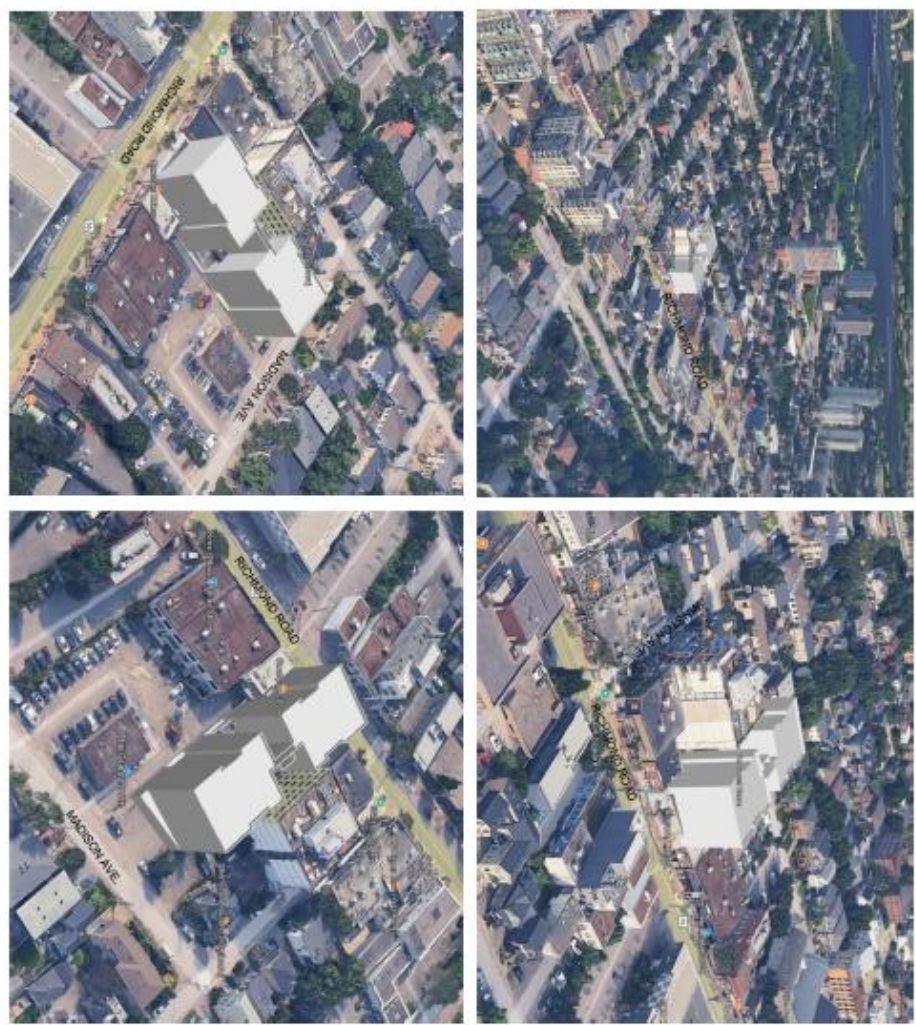


- NEXT STEPS:**
1. TOPOGRAPHICAL SURVEY
 2. CITY CONSULTATION PLANNING & ENGINEERING DEPARTMENT
 3. PLANNING & ENGINEERING DEPARTMENT
 4. CONSTRUCTION COSTS TO RENTAL INCOME ANALYSIS
 5. ENVIRONMENTAL SITE ASSESSMENT
 6. REFINED TARGET DEMOGRAPHIC, UNIT TYPES & SIZES
 7. PROPOSED STYLE AND MATERIALS, INTERIORS
 8. STRUCTURAL ANALYSIS (CONCRETE VS WOOD)
 9. CONFLUENT PARKING RATIO
 10. LOCATE REQUIRED AMENITY
 11. DEFINE LOBBY ENTRANCE DESIGN CRITERIA
 12. GARAGE CHUTE
 13. CARP MORTGAGE REQUIREMENTS
 14. SELECT MECHANICAL SYSTEMS AND SPECIFY REQUIREMENTS
- UPON COMPLETION OF THIS WORK, SCHEMATIC DESIGN PHASE CAN COMMENCE.

RJH

ARCHITECTURE
+ PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
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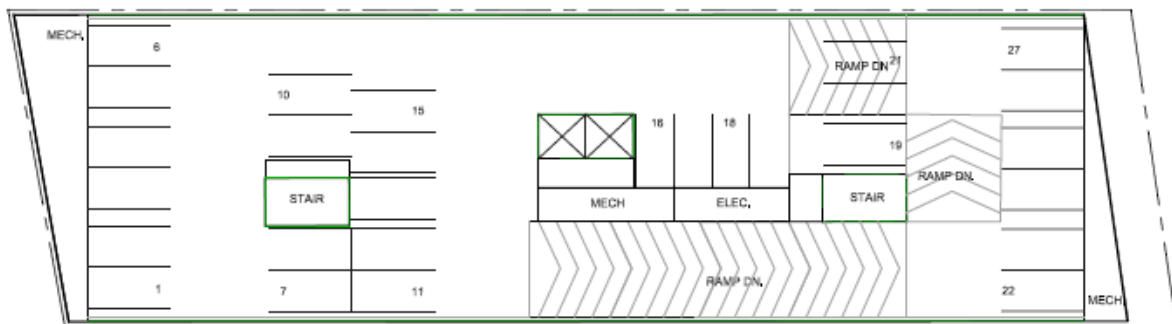
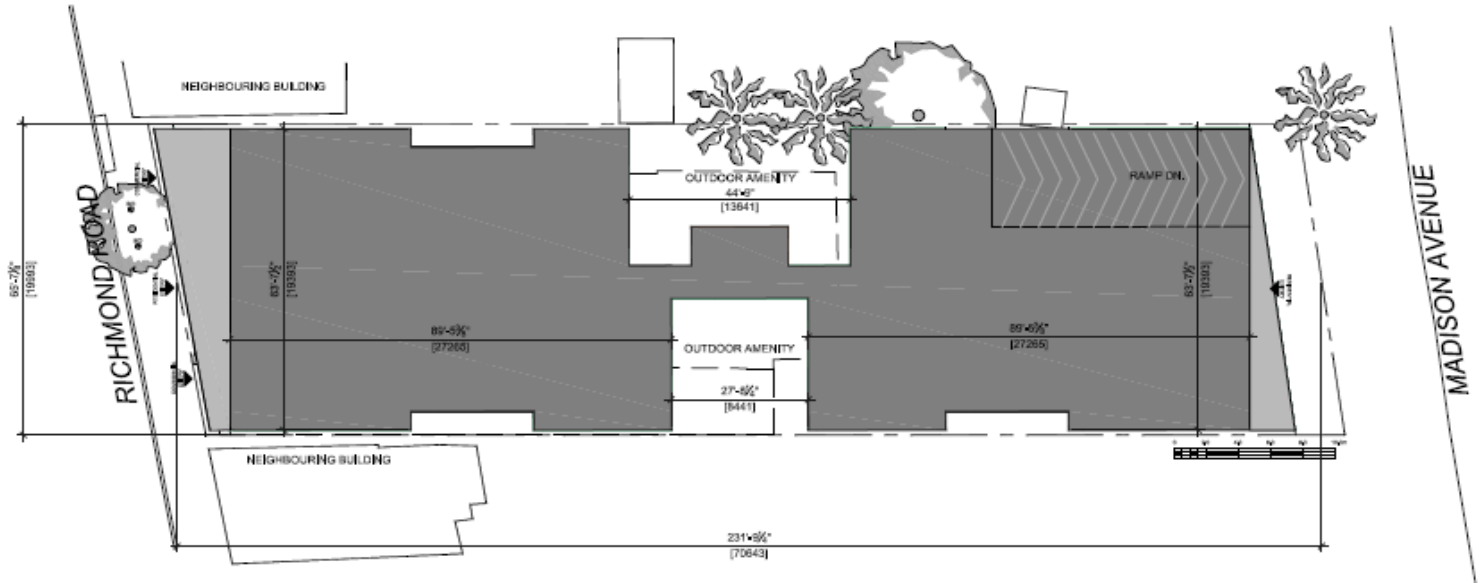


RICHMOND

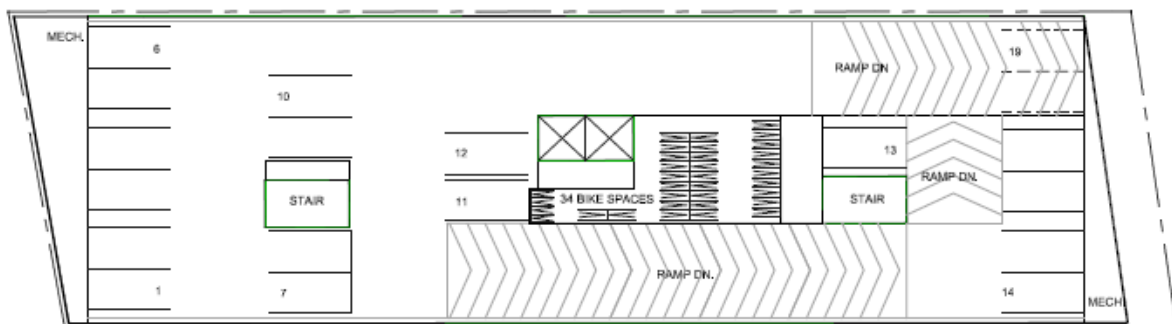
381 Richmond Road, Ottawa, Ontario
MARCH, 2026 SCALE: 1:300

CONTEXT MODEL

POTENTIAL DEVELOPMENT OPPORTUNITY



PARKING 2

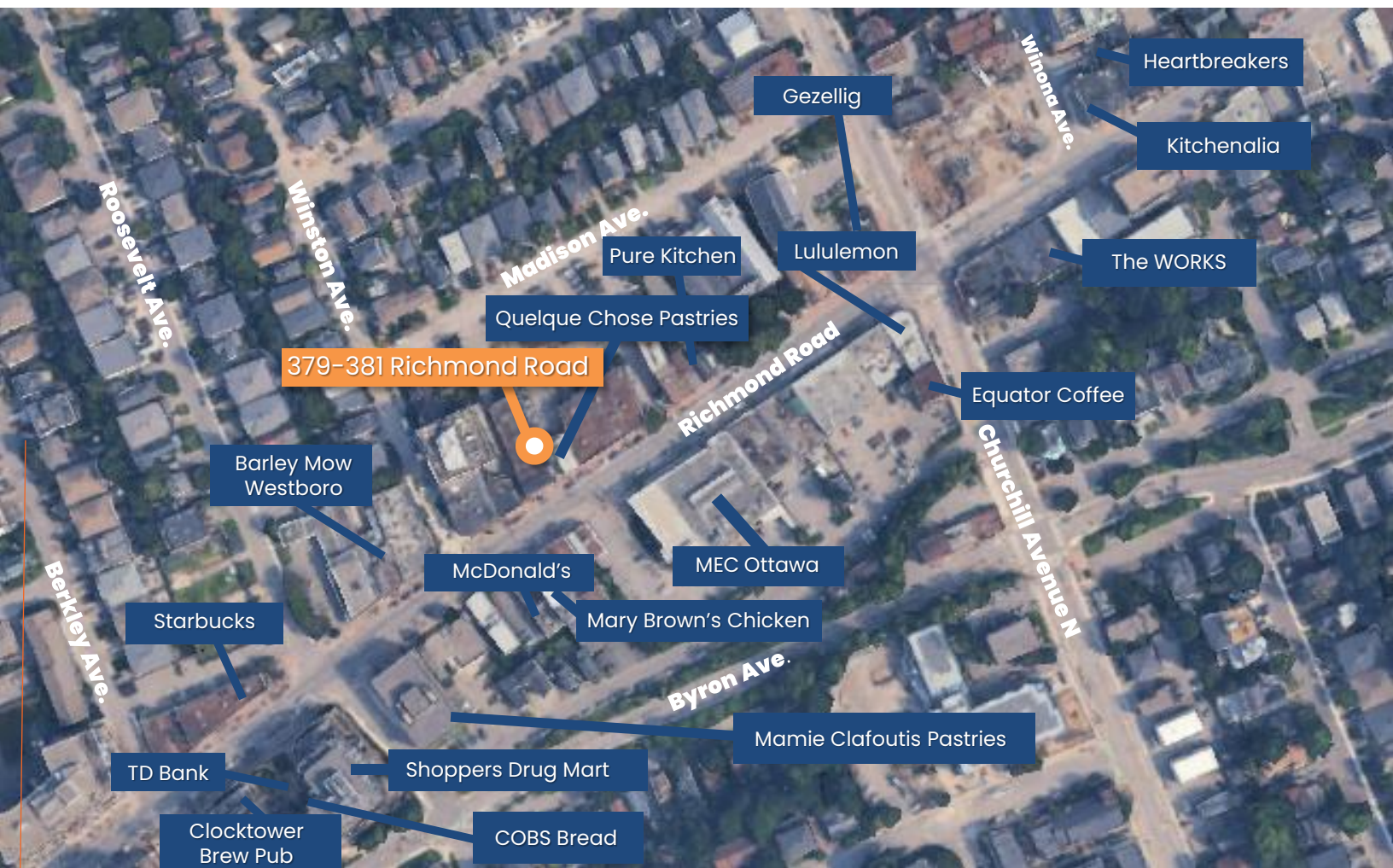


PARKING 1

LOCATION

379-381 Richmond Road benefits from exceptional visibility and steady foot and vehicle traffic in one of the city's most sought-after commercial districts. Surrounded by a strong mix of popular restaurants, cafés, boutique retail, fitness studios, and daily amenities, the area draws a consistent and affluent customer base throughout the day and evening.

The property offers convenient access to public transit, major arterial routes, and nearby residential density, making it easily accessible for both customers and staff.



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