

# \$9,300,000 - 396 Cooper Street, Ottawa

MLS® #X12299772

**\$9,300,000**

0 Bedroom, 0.00 Bathroom, 28,999 sqft  
Office on 0.00 Acres

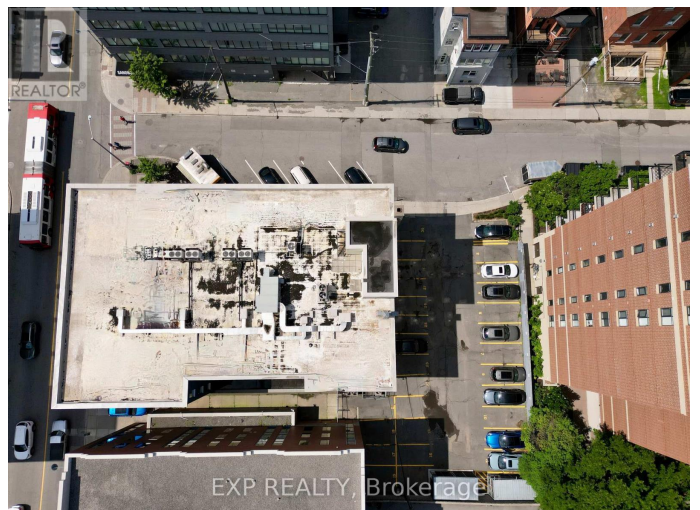
4102 - Ottawa Centre, Ottawa, Ontario

This four-storey mixed-use building offers a rare opportunity to own your place of business in one of Ottawa's most walkable neighbourhoods. With up to two full floors of recently updated vacant office space, and two floors leased to national and local tenants, this asset combines stability and flexibility for owner-users or strategic investors.

**PROPERTY HIGHLIGHTS:** 28,996 SF across 4 storeys with elevator access. Occupy 7,000SF to 14,500 SF potential vacancy across 3rd & 4th floors. Income-Producing Ground and Second Floors with Tim Hortons, Henrys Photo & others. Option to maintain 4th floor co-working arrangement. 30 Surface Parking Spaces - extremely rare in Ottawa's core. Recent Upgrades: Elevator (2020), windows (2012), HVAC, and finishes. Easy access to Bank Street, the Queensway, and multiple transit lines. Prime Corner-lot exposure at Bank & Cooper with tremendous branding potential. Future-Proof - Zoned TM H(19): Supports residential conversion or mixed-use redevelopment. (id:6289)

## Essential Information

Listings #	X12299772
Price	\$9,300,000
Bathrooms	0.00
Square Footage	28,999
Acres	0.00



Type Office

## Community Information

Address 396 Cooper Street  
Subdivision 4102 - Ottawa Centre  
City Ottawa  
Province Ontario  
Postal Code K2P2H7

## Amenities

Amenities Public Transit  
Features Irregular lot size, Elevator  
Parking Spaces 30

## Interior

Heating Natural gas Forced air  
Cooling Fully air conditioned

## Exterior

Lot Description 75 x 168 FT

## Listing Details

Listing Office EXP REALTY



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Listing information last updated on October 15th, 2025 at 10:16am PDT