

\$6,995,000 - 1008 Wellington Street W, Ottawa

MLS® #X9516527

\$6,995,000

0 Bedroom, 0.00 Bathroom, 10,186 sqft

Retail on 143.00 Acres

4203 - Hintonburg, Ottawa, Ontario

Discover a rare investment opportunity in Ottawa's revitalized Hintonburg neighborhood. This mixed-use property on Wellington Street West offers 6 commercial units over 10,185 sq.ft. of retail space and 11 residential units above, all fully occupied. With over 140 feet of prime frontage, this property is the largest site between Parkdale and Somerset Street West, covering approximately 20,039 sq. ft. The property generates a gross income of \$586,658, with operating expenses of \$228,965, producing a net operating income of \$357,693. Its prime location provides easy access to Tunney's Pasture, Bayview LRT Station, LeBreton Flats, and the Queensway via Parkdale Avenue. Zoned TM11, the property allows for diverse uses and a development height of 20 meters (65 feet), making it ideal for future residential intensification redevelopment. This property is a secure, lucrative investment offering steady rental income and significant growth potential in a vibrant, artistic community. (id:6289)

Essential Information

Listing #	X9516527
Price	\$6,995,000
Bathrooms	0.00
Square Footage	10,186
Acres	143.00
Type	Retail



Community Information

Address	1008 Wellington Street W
Subdivision	4203 - Hintonburg
City	Ottawa
Province	Ontario
Postal Code	K1Y2X9

Amenities

Parking Spaces	17
----------------	----

Interior

Heating	Not known
Cooling	Unknown

Listing Details

Listing Office	ACERTA REALTY INC.
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 3:16pm PDT