# $6,800,000 - 199-217 Dalhousie Street, Ottawa

MLS® #X12242112

**$6,800,000**
0 Bedroom, 0.00 Bathroom, 17,156 sqft
Business on 0.00 Acres


4001 - Lower Town/Byward Market, Ottawa, Ontario


This rare investment opportunity features two fully-leased properties (1 mixed-use and 1 commercial) and a vacant parking lot spanning approximately 201 by 101 feet in the heart of downtown Ottawa. Strategically positioned between St. Andrew Street and Guigues Avenue, along the well-trafficked Dalhousie corridor, the portfolio includes 10 commercial units(7 Tenants) and 6 residential apartments, all fully occupied.Generating a strong gross income of over $449,000 annually, the offering presents stable cash flow with upside potential through future rent escalations or site intensification. Zoned TM (Traditional Mainstreet), the properties benefit from flexible zoning that supports a wide range of commercial and residential uses, making this a rare and versatile holding in one of Ottawas most dynamic urban neighbourhoods.Opportunities to acquire this scale and street presence in the ByWard Market area are exceptionally limited, particularly with assembled frontage and secure income in place. (id:6289)


## Essential Information

| | |
|---|---|
| Listing # | X12242112 |
| Price | $6,800,000 |
| Bathrooms | 0.00 |
| Square Footage | 17,156 |

| | |
|---|---|
| Acres | 0.00 |
| Type | Business |

## Community Information

| | |
|---|---|
| Address | 199-217 Dalhousie Street |
| Subdivision | 4001 - Lower Town/Byward Market |
| City | Ottawa |
| Province | Ontario |
| Postal Code | K1N5J1 |

## Amenities

| | |
|---|---|
| Amenities | Public Transit |
| Features | Irregular lot size |

## Interior

| | |
|---|---|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned |

## Exterior

| | |
|---|---|
| Lot Description | Bldg=202.6 x 101.1 FT ; Yes |

## Listing Details

| | |
|---|---|
| Listing Office | ROYAL LEPAGE TEAM REALTY |



Listing information last updated on October 20th, 2025 at 2:46am EDT