

326-328 Somerset Street

For Sale \$1,695,000.00



For information contact
James McNeil RPA, LEED AP Broker
613.668.7738 james@jjmcneil.ca



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commercial inc.
REAL ESTATE BROKERAGE

www.jjmcneil.ca

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Need to Know

- ❑ Lot Size - 4,382 Sq Ft (0,10 ac) irregular
- ❑ Building Size - 4,150 Sq Ft
- ❑ Zoning - TM - Traditional Mainstreet Zone (Sections 197 and 198)
- ❑ Parking – 4 spaces



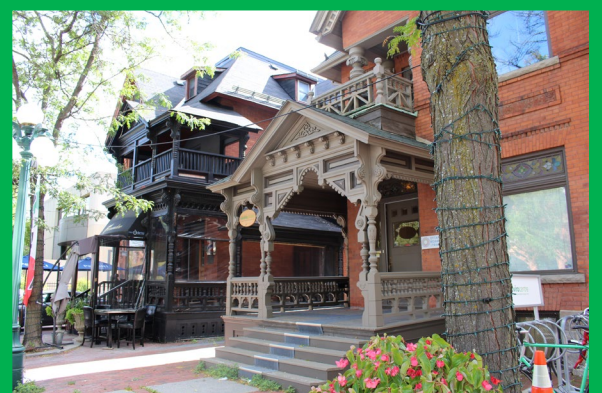
About Chamberlain House

Built in 1894 for David G. Chamberlain, public servant, this Queen Anne style house is located on Somerset Street W.

This is a three-storey brick house of the Eastlake model of the Queen Anne Style. The property on which the building is situated was part of the estate of John By, which was one of the most important parcels of land in the development of 19th century Ottawa.

D.C. Chamberlain, who was an accountant with the House of Commons, lived in the house until 1901 when he sold it to a relative, Hiram W. Chamberlain.

Today the building is a modernized three-storey office building with many energy efficiency features including air-sourced heat pumps, updated windows and LED lighting.



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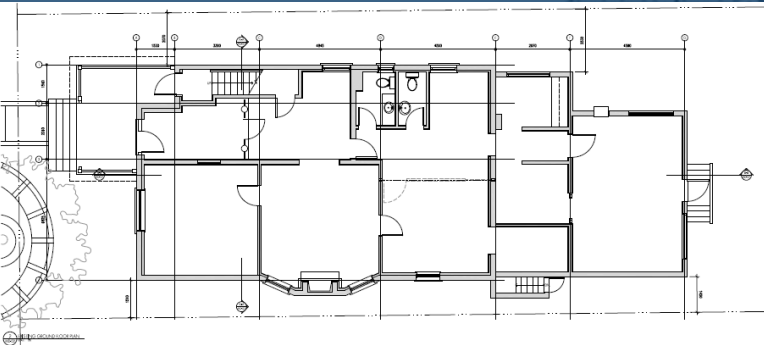


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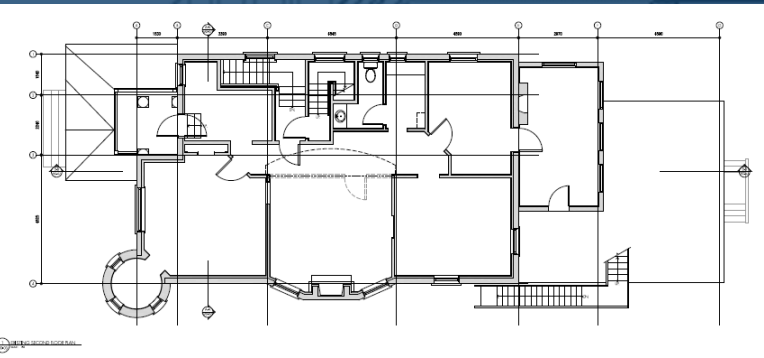
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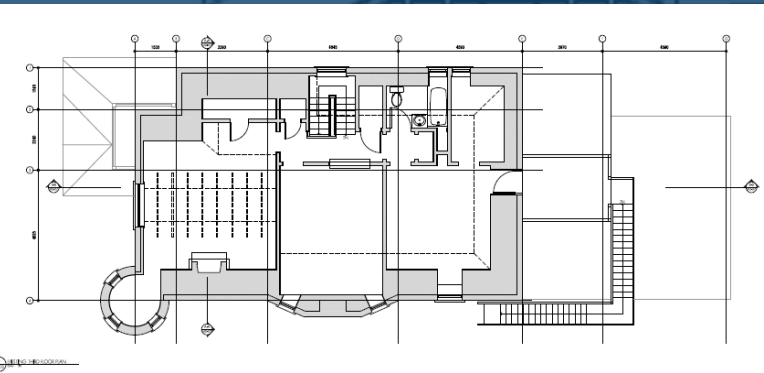
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Ground Floor



Second Floor



Third Floor



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Locate Where Your Employees Want To Be

Work in the heart of the city. Don't miss this opportunity to locate your business in the historical Somerset Village. Unique eclectic shops, boutiques and restaurants offer something for everyone. Experience the small neighbourhood feel or find high quality, trend-setting products on our bustling streets. Unique shops, restaurants and nightclubs surround this thriving neighbourhood.

Walk Score

96

Walker's Paradise

Daily errands do not require a car.

Transit Score

87

Excellent Transit

Transit is convenient for most trips.

Bike Score

99

Biker's Paradise

Daily errands can be accomplished on a bike, excellent bike lanes.



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Take control of your bubble

A “bubble” is an unofficial term used to describe the cluster of people outside your household with whom you feel comfortable spending time during the pandemic. Limiting your face-to-face contact with people is still the best way to avoid Covid-19 spread. A traditional office building where the building population shares facilities like elevators and washrooms makes this difficult, if not impossible, to stay in your bubble. Management puts considerable reliance and faith that others outside of the organization are doing the right things.

Control of your work environment is critical for business continuity. Working from home is one solution, but what if your team likes to work together and collaboration is essential. Management needs to keep operations going while minimizing the risk to employees. Owning your office gives you control over who has access and allows management to assume responsibility for necessary precautions.



Property Taxes - final 2019	\$31,0478
Insurance costs (2019)	\$7,990
Utilities (2019)	
Enbridge	\$4,352
Hydro	\$2,088
Water	\$1,218

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