



FOR SALE



464 SOMERSET

VICTORIAN-STYLE OFFICE OPPORTUNITY





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\$1,125,000 | 2,532 SF

Character-rich Centretown office opportunity just steps from the Financial District and minutes to Parliament Hill. This well-maintained Victorian-style property offers approximately 2,532 SF above grade plus an additional 828 SF of usable lower-level space. There's a significant existing office buildout that can be readily repurposed for a variety of professional uses.



Amenity-rich location



On-site parking for 8+



Easy access to public transit



Flexible office layout



**SARAH
VANDENBELT**

BROKER OF RECORD -
FOUNDER
613.728.4111



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