



For Sale

636 Somerset St. West

📍 Centretown

🏠 3

🛠️ 2

📏 26.21' x 110.01'

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Introducing this timeless gem - a classic red brick detached building that exudes charm & character. Extremely well-maintained and clean, ready to accommodate a variety of uses. Its great layout and versatile design make it an excellent opportunity for those seeking a property that seamlessly blends commercial and residential possibilities. The inviting covered front porch sets the tone as you enter through the vestibule. Commercial grade windows on the main level protect against noise and flood the building with natural sunlight, creating a peaceful environment for both work and living spaces. High ceilings, natural wood floors and decorative moulding add to this property's charm. The spacious main floor is currently designated as commercial retail space. Upstairs, a 2 bedroom residential unit with both interior and exterior access. Bright sun filled kitchen and laundry area, living space, full bathroom, and 2 generous bedrooms. Surfaced parking for up to 4 spaces, access via a shared laneway. Explore the endless potential this property has to offer.

Centretown

Centrally located & perfectly situated - just steps to gates of Chinatown, surrounded by plenty of restaurants, shops, and easily accessible neighbourhood close to 417, LRT, and LeBreton Flats.



Inclusions

- Kitchen appliances: refrigerator, stove (2015), hoodfan
- Washer & dryer (2022), all light fixtures, bathroom mirrors, built-in shelving affixed to walls

Negotiable

- Window curtains
- Spa equipment

Approximate Utility Costs

- Natural Gas: \$123/month
- Electricity:
 - Upstairs: \$60/month
 - Main level & basement: \$119/month
- Water/wastewater: \$150/month
- Hot water heater, rental (Reliance): \$43/month
- Property taxes: \$9,256/2023



Charming Property

- Timeless gem
- Classic red brick detached building that exudes charm and character
- Inviting covered front porch
- Extremely well-maintained and clean
- Ready to accommodate a variety of uses
- Great layout and versatile design
- Excellent opportunity for those seeking a property that seamlessly blends commercial and residential possibilities
- Surfaced parking for up to 4 spaces access via a shared laneway
- Property is zone TM[2185] H(16) – Traditional Mainstreet zone's purpose is to accommodate a broad range of uses (retail, office, residential)
 - Buyer to verify property is suitable for their intended use(s).

Versatile Floorplan

- Commercial grade windows on the main level reduces noise levels and large windows draw in tons of natural sunlight
- Peaceful environment for both work and living spaces
- Spacious main floor is currently designated as commercial retail space, offering versatility for various business endeavors
 - High ceilings
 - Natural wood flooring
 - Decorative moulding
 - A convenient powder bathroom
 - Back area with baseboard heating
 - Main floor 3rd bedroom is used as a spa treatment room
- Upstairs, a 2 bedroom residential unit with both interior and exterior access
 - Bright sun filled kitchen and laundry area
 - Living space
 - Laminate flooring
 - Full bathroom
 - Two generous bedrooms
 - Second bedroom is currently being used as a living space



Home Features, Systems & Updates

approximate ages

- Built in 1910
- Upstairs windows, 2021
- Roof - asphalt shingles, 2015
- Central air conditioning, 2010
- Furnace, forced air - natural gas
 - Electric baseboard heating in the addition
- Municipal city water
- Stone foundation
- Slab foundation on addition
- Repointed exterior stonework, 2022
- First floor fully renovated, 2015
- Front garden that wraps around to full side
- Raised flower box in front of house



**Are you ready
to make this
house your *home*?**

Natalie McGuire

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