

ENGEL & VÖLKERS

VESPA wine bar

# 178 Main Street

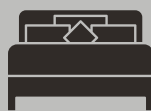
OLD OTTAWA EAST



## PROPERTY DESCRIPTION

A fully custom-built mixed use building in Old Ottawa East, 178 Main Street blends high-quality residential living with a strong, established commercial presence, offering flexibility for both investors and owner-occupants. With three self-contained units, modern construction, and proven rental history, it's a rare opportunity in a neighbourhood where demand continues to hold strong.

## PROPERTY HIGHLIGHTS



4 BEDROOMS



4 BATHROOMS



3 BALCONY





## Room Dimensions

### UNIT B (2,805sq/ft)

Second Floor (Main living lvl)

- Living Room: 16.70 × 21.39 ft
- Foyer: 7.78 × 11.98 ft
- Dining Room: 10.14 × 21.85 ft
- Family Room: 17.88 × 13.71 ft
- Kitchen: 17.85 × 11.91 ft
- Terrace: 14.76 × 23.13 ft
- Bathroom (2 pc): 5.54 × 10.43 ft
- Laundry: 7.74 × 5.41 ft

Third Floor

- Primary Bedroom: 14.80 × 14.80 ft
- Bathroom (5 pc ensuite): 15.06 × 11.48 ft
- Bedroom 2: 10.14 × 10.73 ft
- Bedroom 3: 11.81 × 10.93 ft
- Bathroom (4 pc): 10.83 × 5.45 ft

### UNIT C (592sq/ft)

- Kitchen: 8.39 × 7.97 ft
- Living Room: 18.99 × 13.38 ft (Gas Fireplace)
- Bedroom: 8.98 × 10.99 ft
- Patio: 15.38 × 9.41 ft

### UNIT A (1,677sq/ft)

- Includes basement

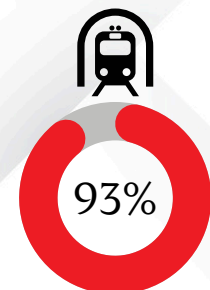
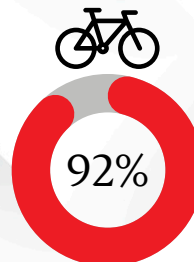
## Building Features & Upgrades

- Custom-built (2016/17) with additional unit completed in 2021/22, all fully permitted through the City of Ottawa
- Reinforced concrete foundation with durable exterior finishes: Hardie Board, metal wood-look siding, and stone masonry
- Torch-on low-slope roof (approx. 9 years old)
- Triple-glazed, high-efficiency aluminum windows and exterior doors (Unit B), including transoms for added natural light
- Ceiling heights ranging from 9' to 12' across the building
- Extensive soundproofing between commercial and residential spaces, including enhanced ceiling assemblies and stone wall separation
- Separate HVAC systems for each unit
- Natural gas heating in Units A & B; heat pump + NG fireplace in Unit C
- Two natural gas fireplaces (Units B & C)
- Hot water on constant circulation in Units B & C for near-instant delivery
- In-floor heating in select areas (Unit B ensuite; Unit C kitchen & bathroom)
- All units previously rented, providing clear income potential
- Exterior outbuildings with insulated storage and wired for AC, waste management, and bike/tool storage
- Commercial-grade infrastructure in Unit A including plumbing rough-ins for future basement washrooms and secondary egress framing
- Private off-site parking options + 3-hour unmetered street parking nearby



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## Costs & Income

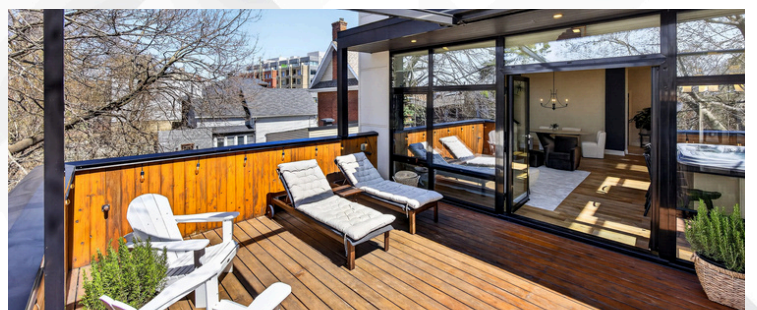
- Property Taxes (2025): \$19,234.52
- Current Commercial Rent: \$5,960/month
- Approximate Unit B Rent: \$6000 + Utilities
- Unit C leased rate: \$2,350/month
- Hydro (2025): \$310.00/month
- Natural Gas (2025): \$162.40/month
- Water & Sewage (2025): \$198.81/month



## Primary Residence Features

### Unit B

- Approx. 2,805 sq ft across two levels with 3 bedrooms and multiple living spaces
- Soaring 20+ ft ceilings in main living area with natural gas fireplace
- Central kitchen with large island and premium appliances (Samsung, KitchenAid, Bosch)
- Wide-plank white ash engineered hardwood flooring + porcelain/ceramic tile
- Three private cedar decks, including a large terrace with Western exposure with retractable awning
- Outdoor living setup with hot tub, outdoor kitchen, bar, Big Green Egg, and Weber BBQ
- Triple-glazed commercial-grade windows and doors with transoms throughout
- Spa-like ensuite with in-floor heating + walk-in closet in primary suite
- Central forced air system (Keeprite) with natural gas heating
- Dedicated exterior storage + additional bike/tool storage



# Commercial Space Features

## Unit A

- High-visibility Main Street frontage with garage-style opening and patio potential
- High ceilings with flexible open layout suitable for retail, restaurant, or professional use
- Separate forced air HVAC system (York, approx. 9 years) with natural gas heating
- Lower level with plumbing rough-ins for future washrooms
- Tenant-completed fit-up (removable or negotiable per lease)
- Fully contained waste storage area



## 1-Bedroom Apartment

### Unit C

- Private entrance with bright, open-concept layout
- Natural gas fireplace + wall-mounted heat pump (approx. 3 years old) for efficient heating and cooling
- In-floor heating in kitchen and bathroom
- Functional layout with 1 bedroom + separate den/home office
- Modern kitchen with stainless steel appliances and peninsula seating
- Epoxy concrete and porcelain tile flooring throughout
- Private deck with pressure-treated construction
- In-unit laundry
- Dedicated 5x8 storage room in rear shed + separate waste/storage structures

