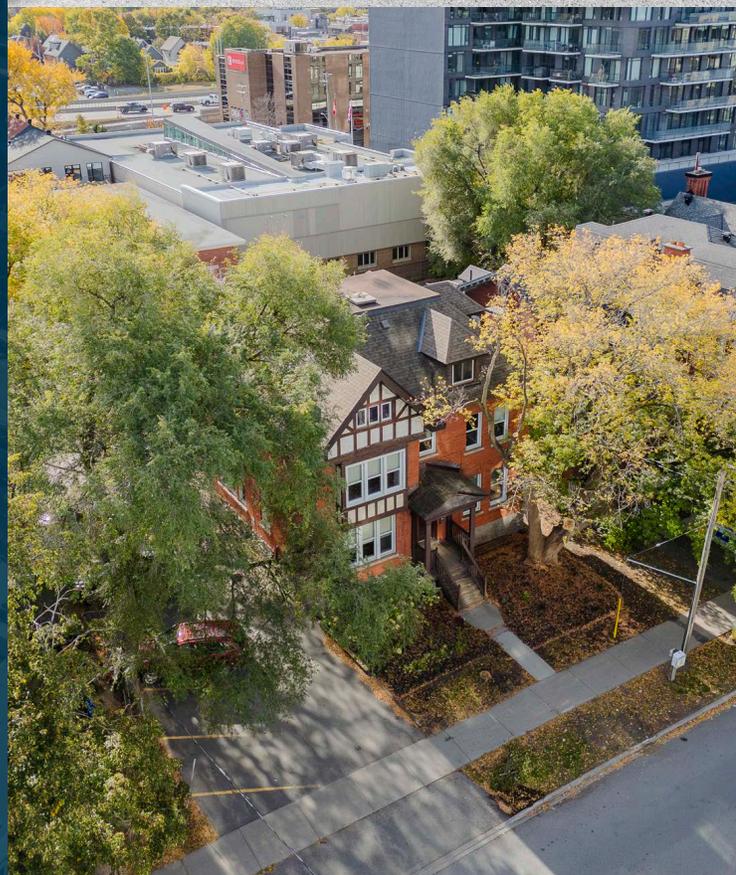




# Commercial Office Building **FOR SALE**

226 Argyle Avenue,  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

226 Argyle Avenue  
Ottawa

Price  
\$2,950,000.00



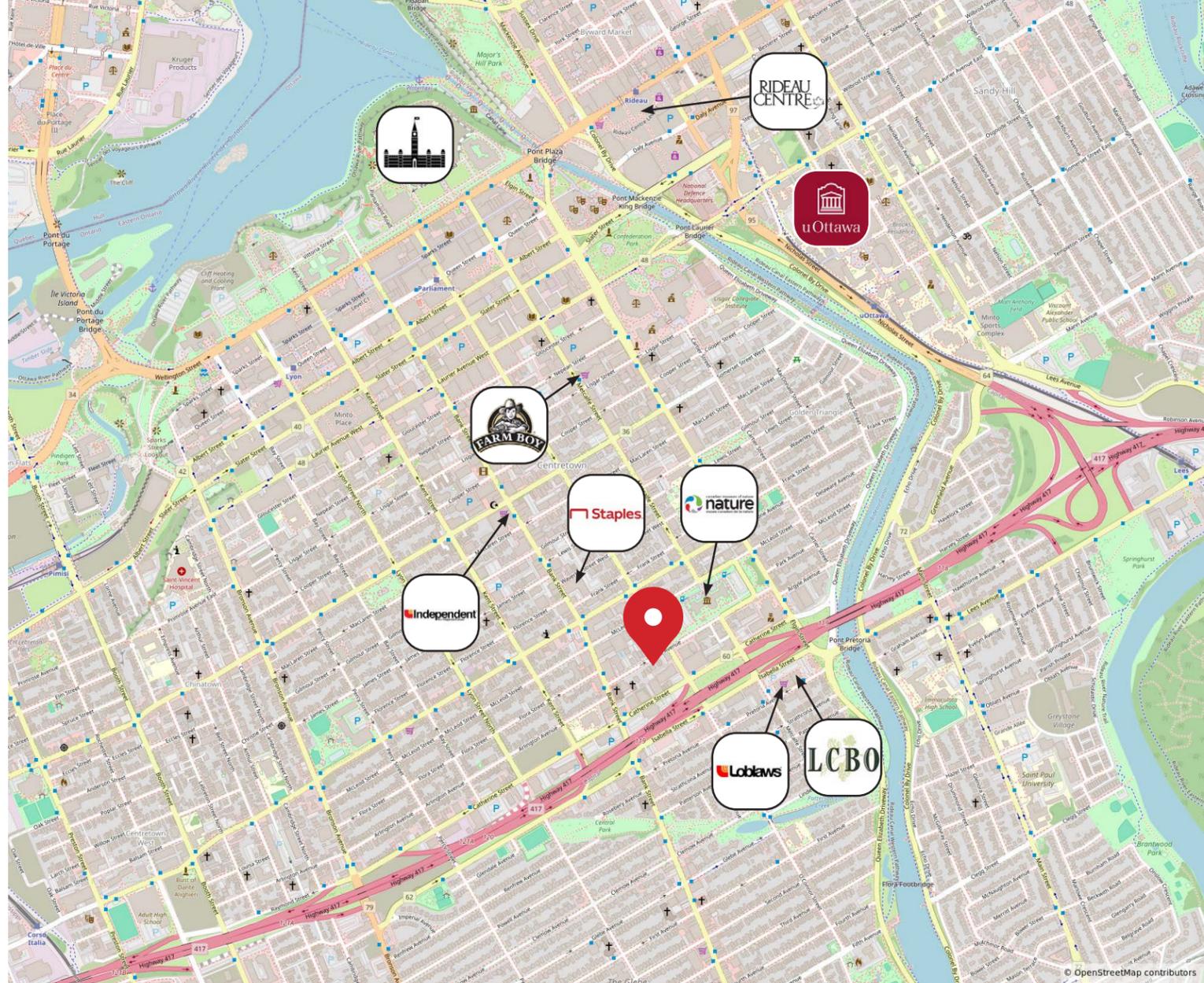
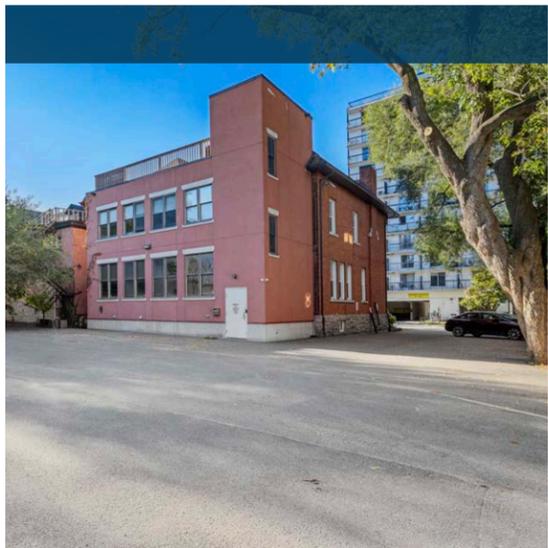
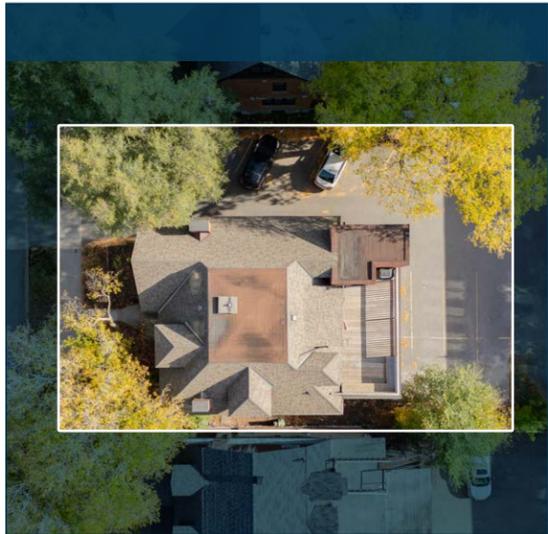
### Salient Facts – Property

- Site Area:** 8,794.11 sf | 0.202 acres    **Building Area:** 6,128 sf
- Parking:** 19 Surface Spaces    • Three floors plus basement
- Zoning:** R5 – Residential Fifth Density Zone    **Floor 1-3:** 4,531 sf
- Secure building with cameras and digital locks    **Basement:** 1,597 sf

### Highlights

An exceptional investment opportunity in the heart of Ottawa’s Centretown, this distinguished three-storey office building with a full basement offers 6,128 square feet of well-designed space behind a classic brick façade. Purpose-built for professional use, the property combines timeless architectural appeal with modern functionality, ensuring enduring tenant demand.

Strategically located at the crossroads of Downtown, Centretown West, Chinatown, and The Glebe, the building offers a prestigious business address with unmatched connectivity. Immediate access to Highway 417, major transit routes, and Ottawa’s core business and government districts enhances its appeal for a wide range of occupiers.



### Location Overview

Place your business at the crossroads of convenience and connectivity. Just steps from Bank Street and Elgin Street, tenants enjoy immediate access to Ottawa’s diverse dining, retail, and professional services.

The building is minutes from Highway 417, providing effortless commutes across the city, while major bus routes and cycling paths further enhance accessibility. Its Centretown setting ensures proximity to government offices, the downtown financial district, and cultural landmarks, making it an ideal location for businesses seeking both prestige and practicality.



**CONTACT**

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Vice President Brokerage Services, Broker

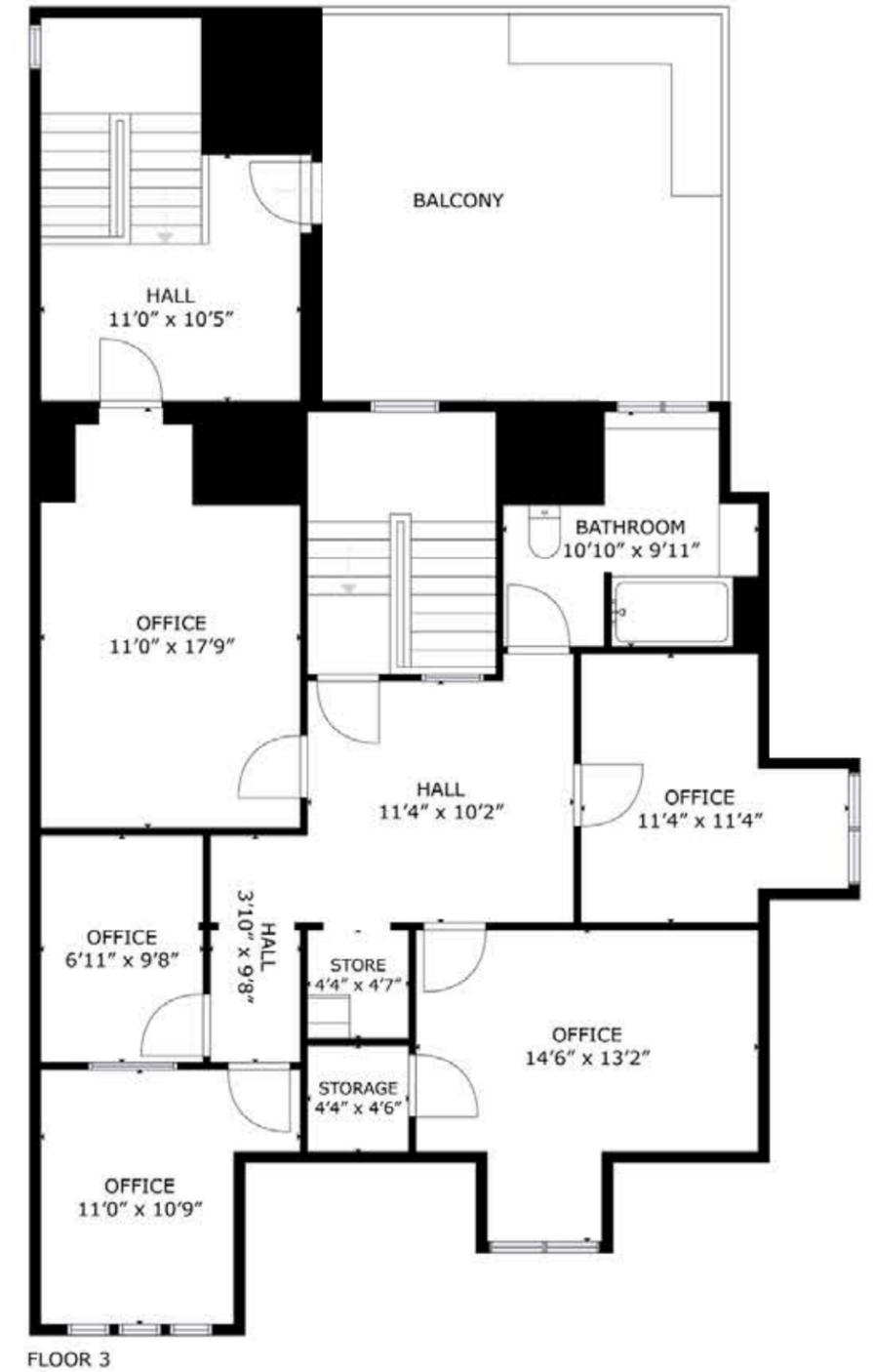
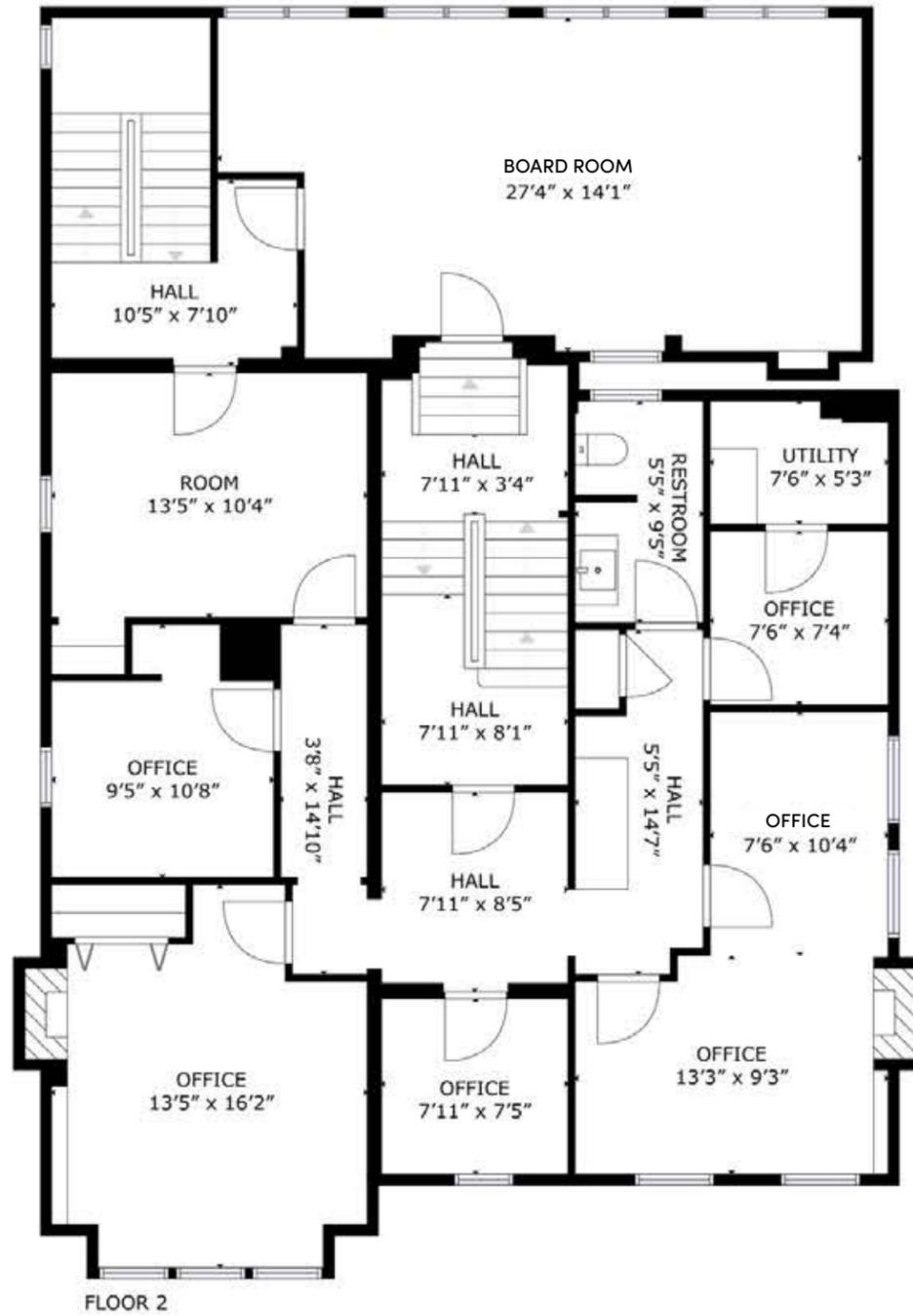
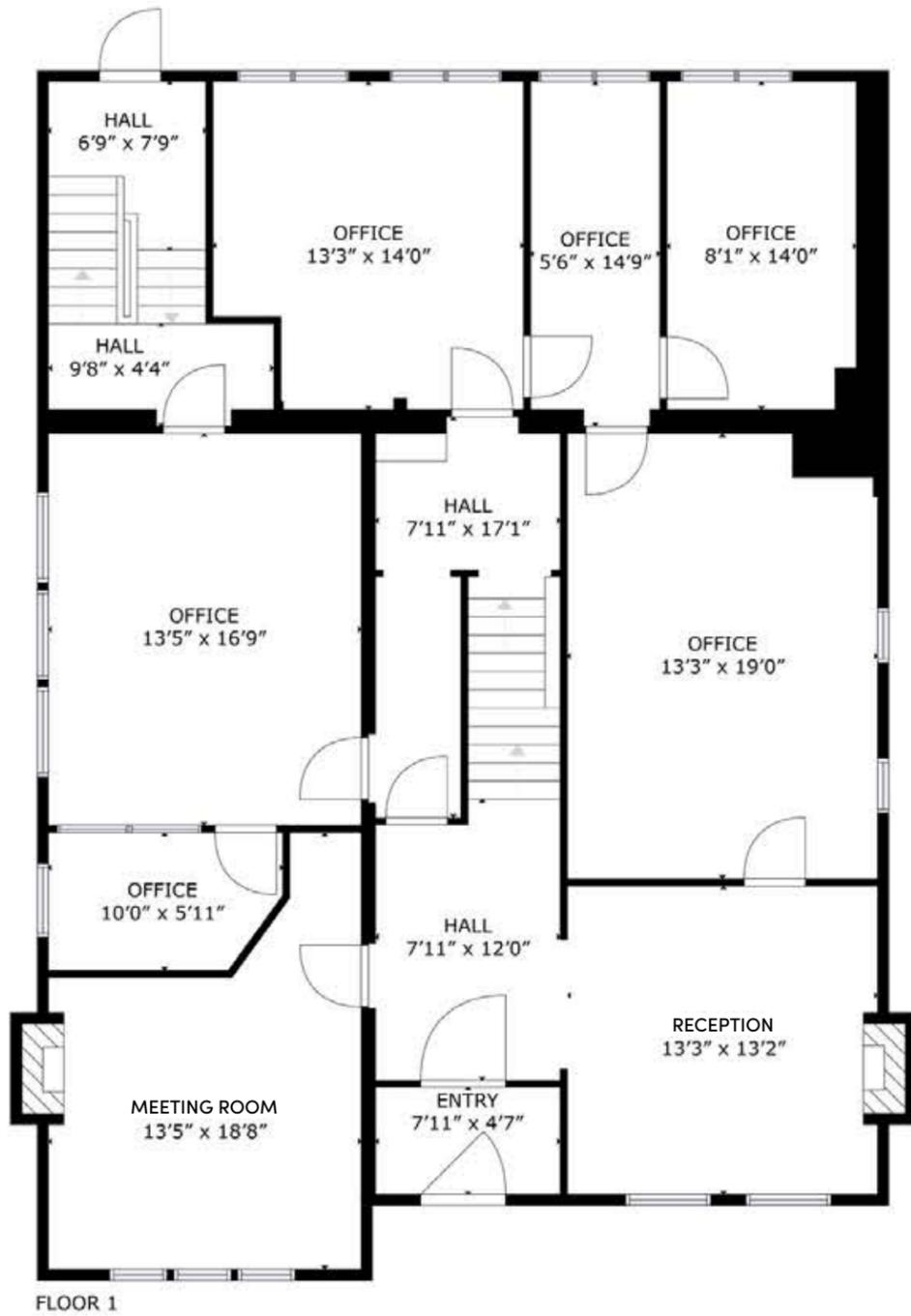
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# Floor Plans



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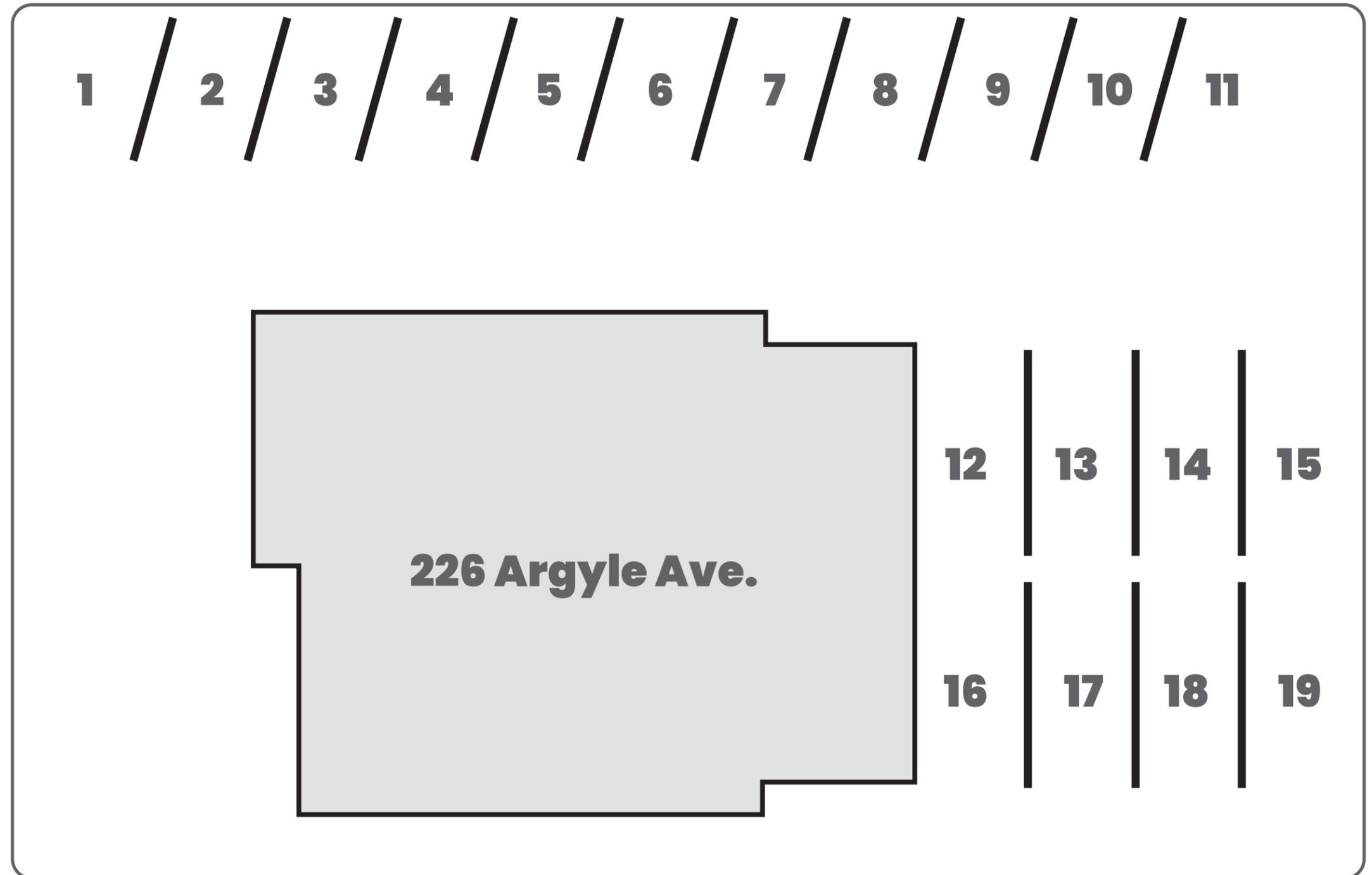
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# Parking Plan



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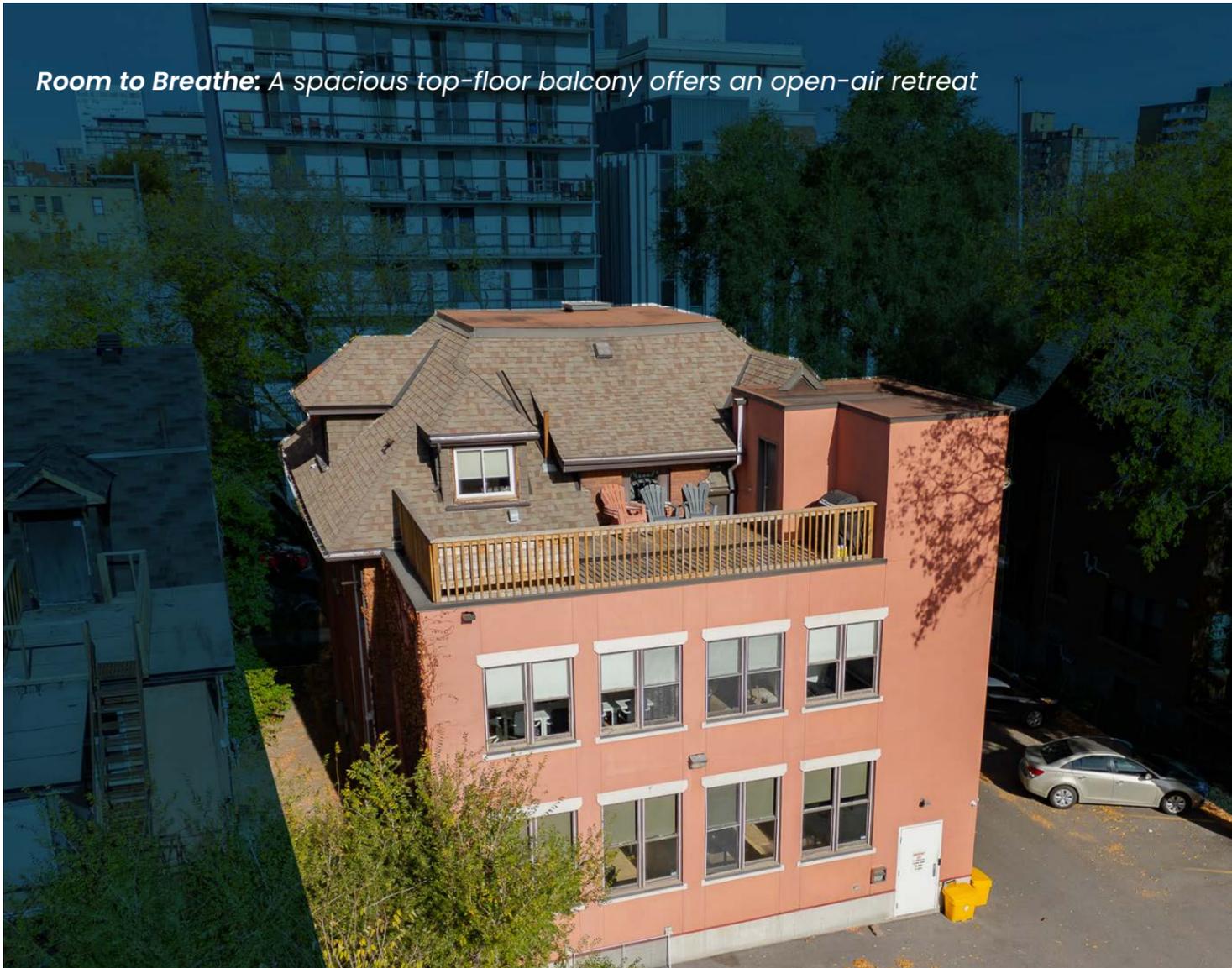
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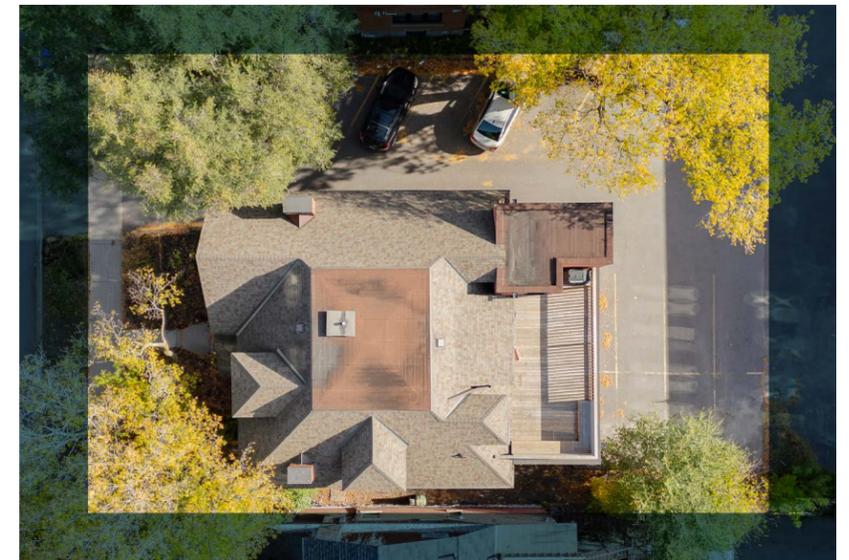
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*Room to Breathe: A spacious top-floor balcony offers an open-air retreat*



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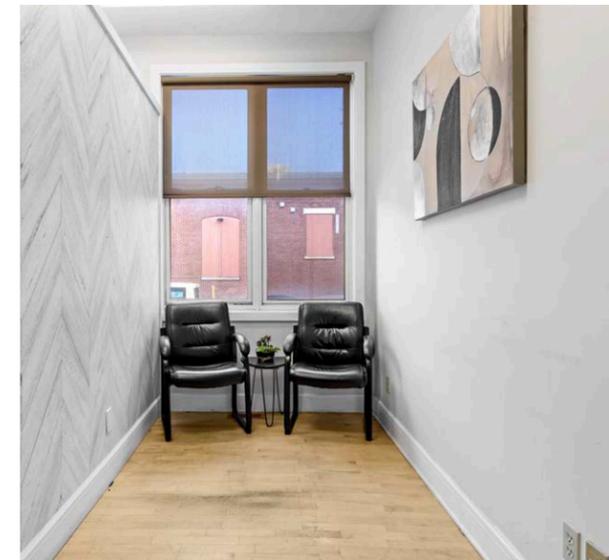
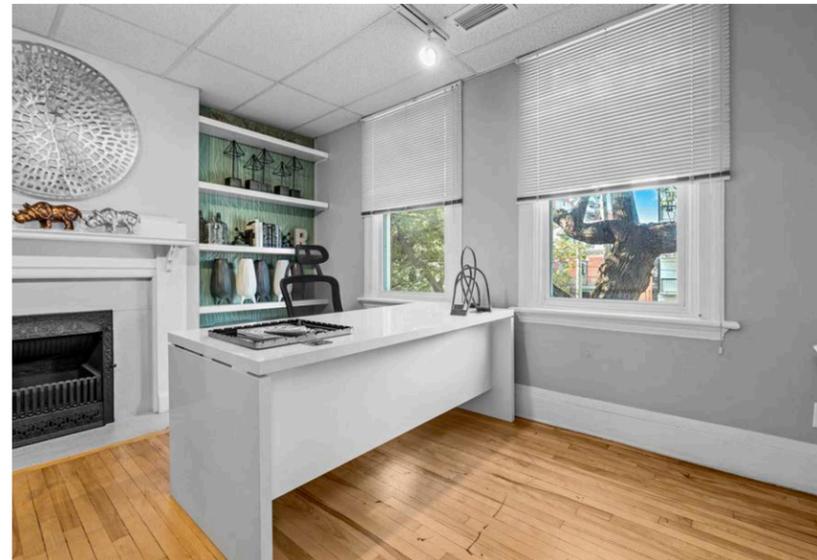
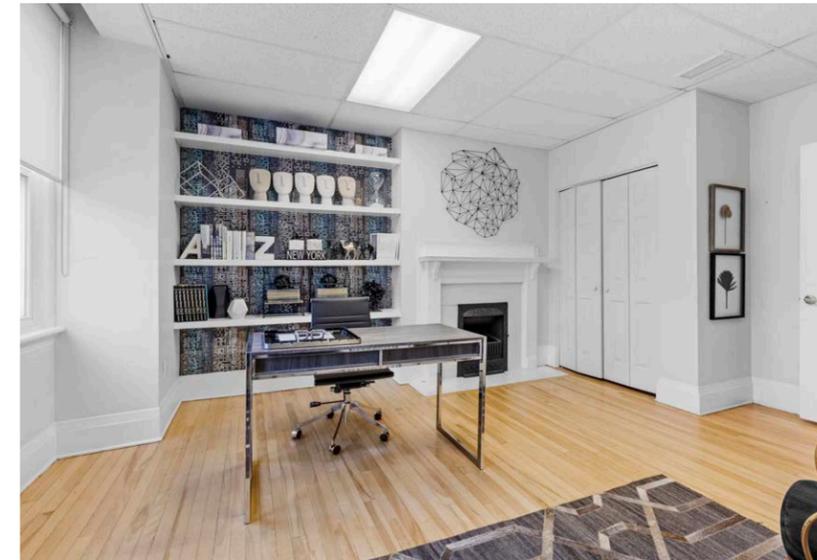
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INTERIOR PHOTOS



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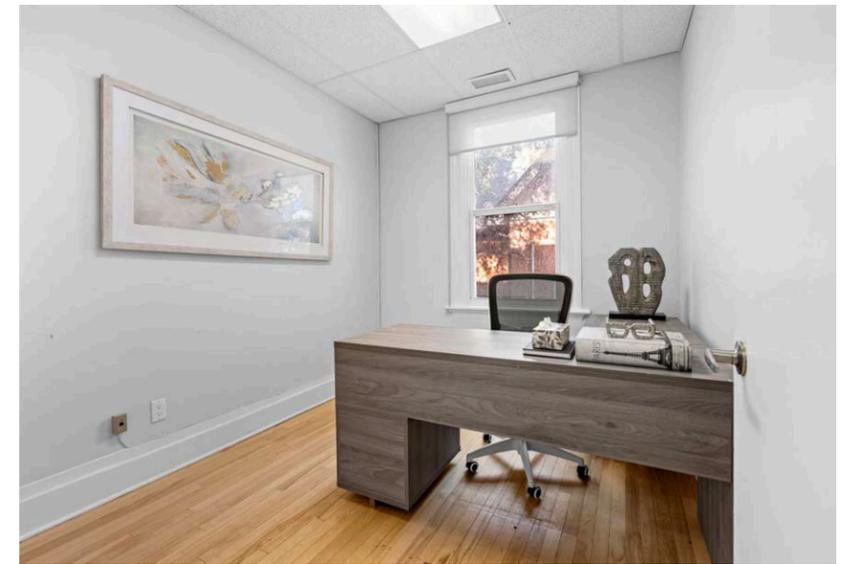
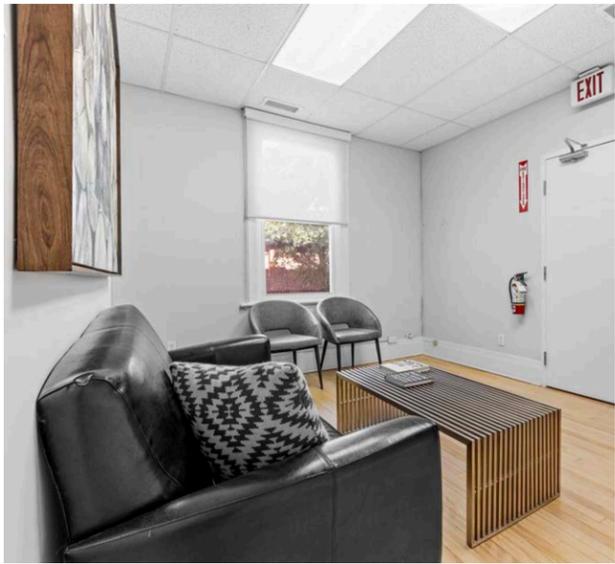
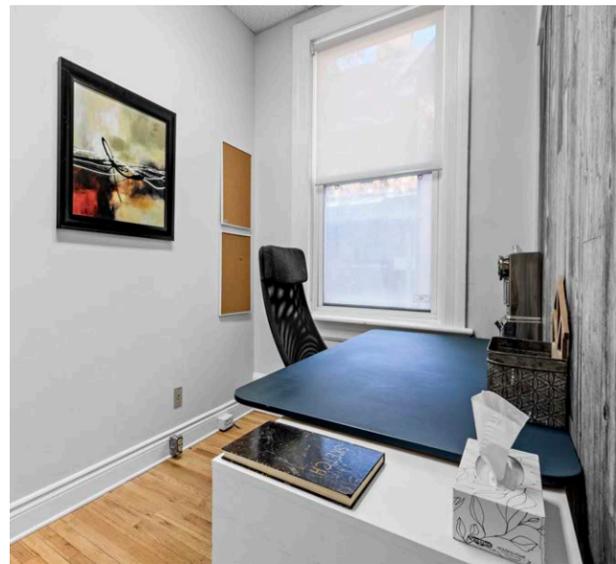
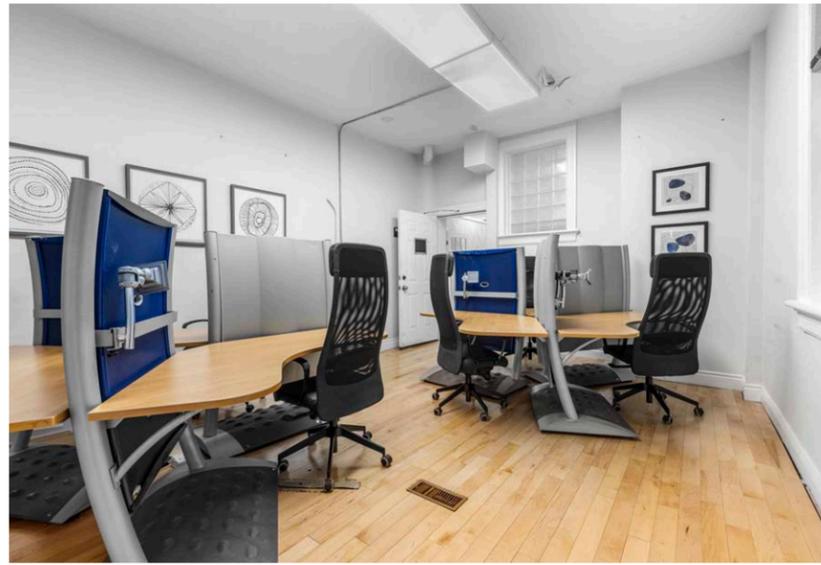
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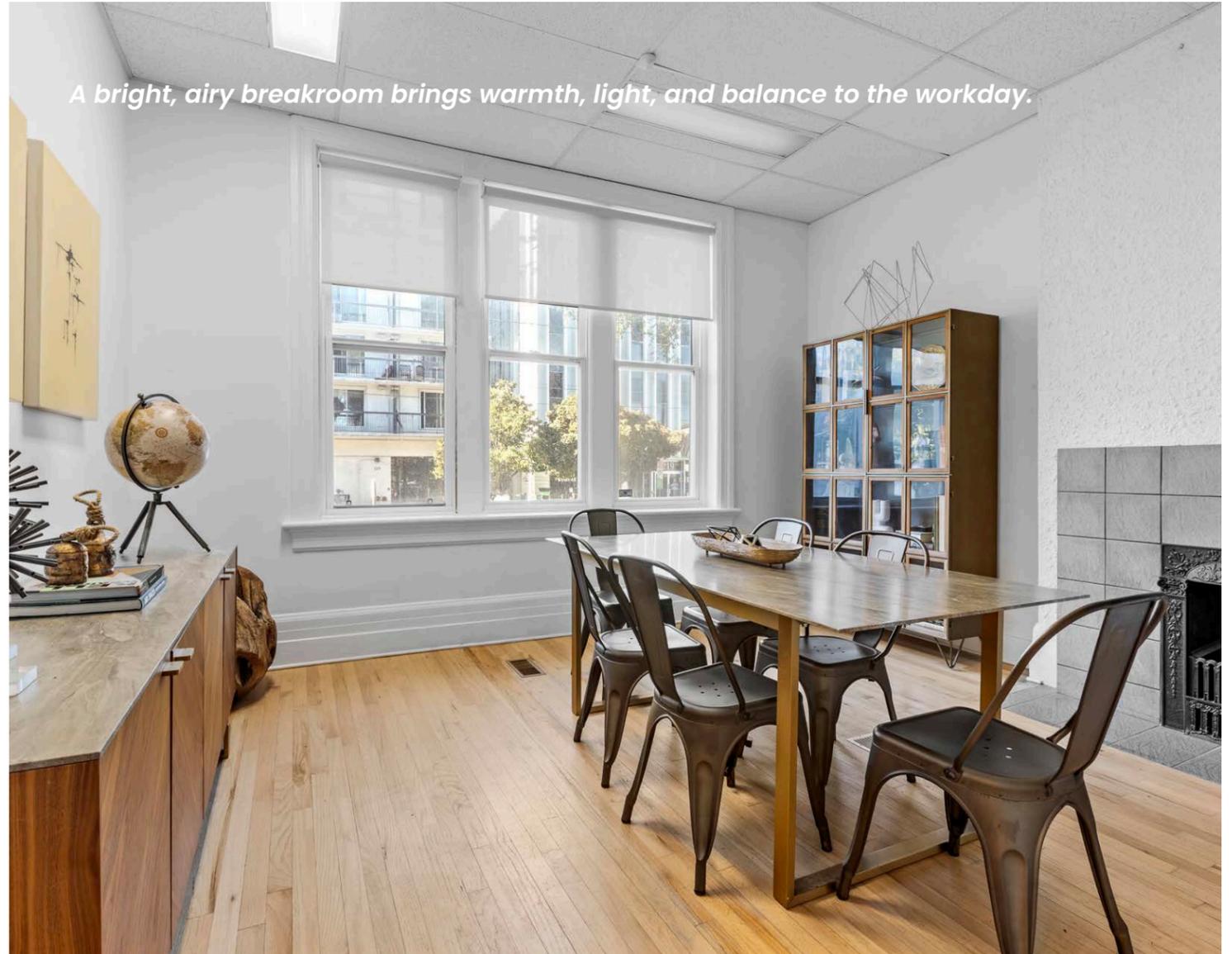
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# Demographic Data

## Age Distribution

The surrounding area reflects a dynamic urban core with a strong concentration of young professionals. Nearly 30% of residents are between 25-39, highlighting a highly active demographic drawn to central Ottawa's live-work-play environment.

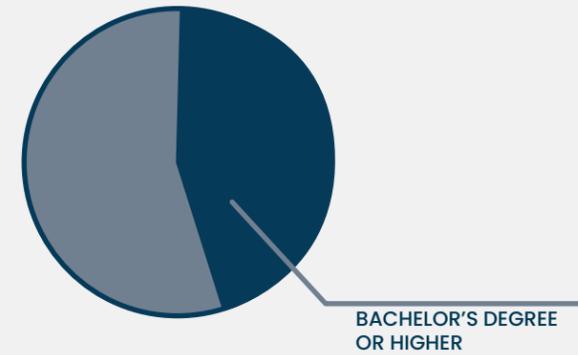
### MEDIAN AGE IS

# 38



## Educational Attainment

Over 115,818 residents hold a Bachelor's Degree or higher within a 5 km radius.



## Income Levels

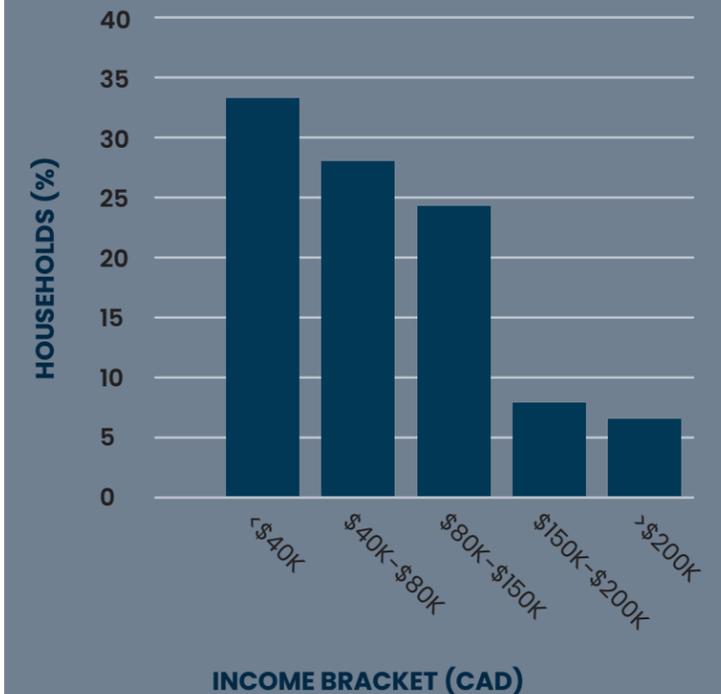
Roughly 33% of the population within a 5 km radius are earning under \$40,000 annually. The remaining two thirds fall above that threshold, with a notable 31% earning over \$80,000 annually and about 20% earning between \$100,000 and \$200,000+.

The average household income is:

# \$96K

signifying a stable, high-spending professional base that supports premium office, retail, and service demand.

2023 HH Income | 5 km Radius



## Labor Force Participation

# 65.8%

of residents aged 15+ are in the labor force within a 5 km radius, a highly active working demographic with most employed in sales & services, government & education, business, finance, and administration.

## Household Characteristics

One and two-person households dominate making up 77%, with household growth expected to reach about

# 24% BY 2033



Over 30,673 new households are expected by 2033 - sustained demand that supports long term leasing stability and NOI upside.

## Population Growth

The population within a 5 km radius is projected to reach 304,439 by 2033.

# 19.94% GROWTH BY 2033

# DEMOGRAPHICS

## Population

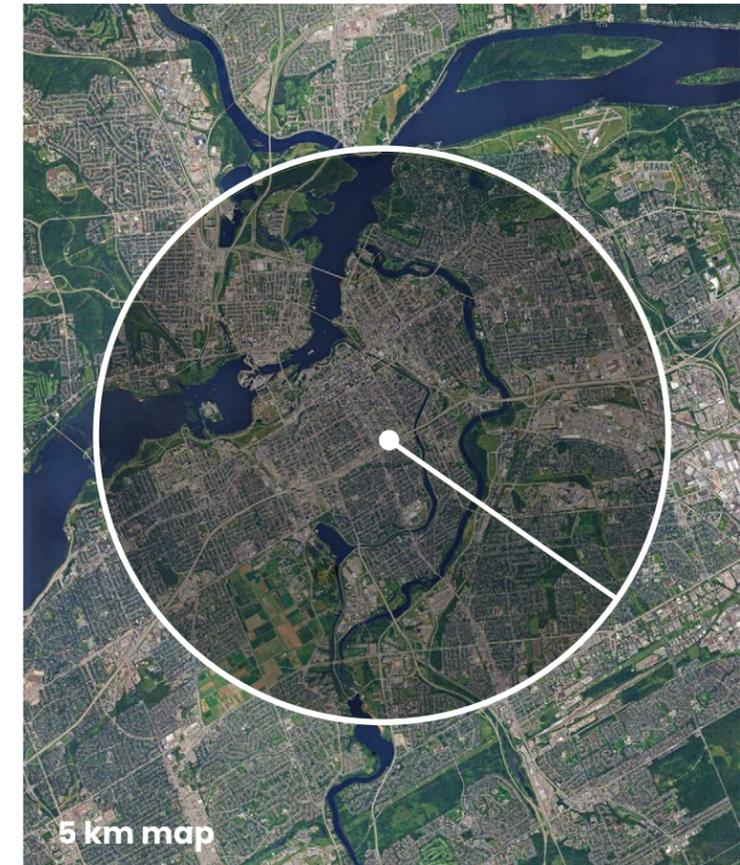
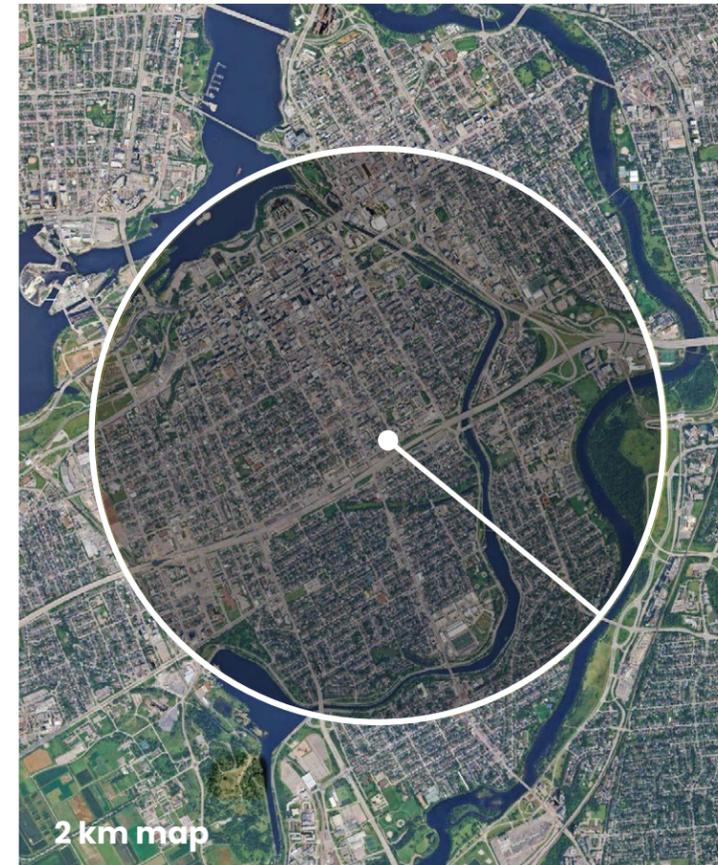
	2 km	5 km	10 km
2023 Population	78,945	253,836	648,762
2028 Population Projection	87,130	280,438	714,160
2033 Population Projection	94,215	304,439	772,569
Annual Growth 2023 - 2028	2.1%	2.1%	2.0%
Annual Growth 2023 - 2033	1.9%	2.0%	1.9%
Daytime Population	162,454	396,332	801,159
Median Age	36.7	38.7	40.1

## Households

	2 km	5 km	10 km
2023 Households	43,133	127,804	297,092
2028 Households Projection	48,832	144,618	334,466
2033 Households Projection	53,322	158,454	365,305
Annual Growth 2023 - 2028	2.6%	2.6%	2.5%
Annual Growth 2023 - 2033	2.4%	2.4%	2.3%
Average Household Size	1.8	2	2.2
Private Household Population	76,061	245,659	633,799

## Income

	2 km	5 km	10 km
Average Household Income	\$ 95,318	\$ 96,182	\$ 98,844
Median Household Income	\$ 60,991	\$ 61,655	\$ 67,612
Per Capita Income	\$ 52,079	\$ 48,427	\$ 45,264
Agg. Household Expenditure	\$ 4B	\$ 11.9B	\$ 28B
Avg. Household Expenditure	\$ 92,473	\$ 92,787	\$ 94,305
\$40,000 - \$60,000	6,589	19,823	47,834
\$60,000 - \$80,000	5,354	15,980	40,425
\$80,000 - \$100,000	4,433	13,217	34,542
\$100,000 - \$150,000	5,950	17,947	47,188
\$150,000 - \$200,000	3,307	10,021	24,890



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