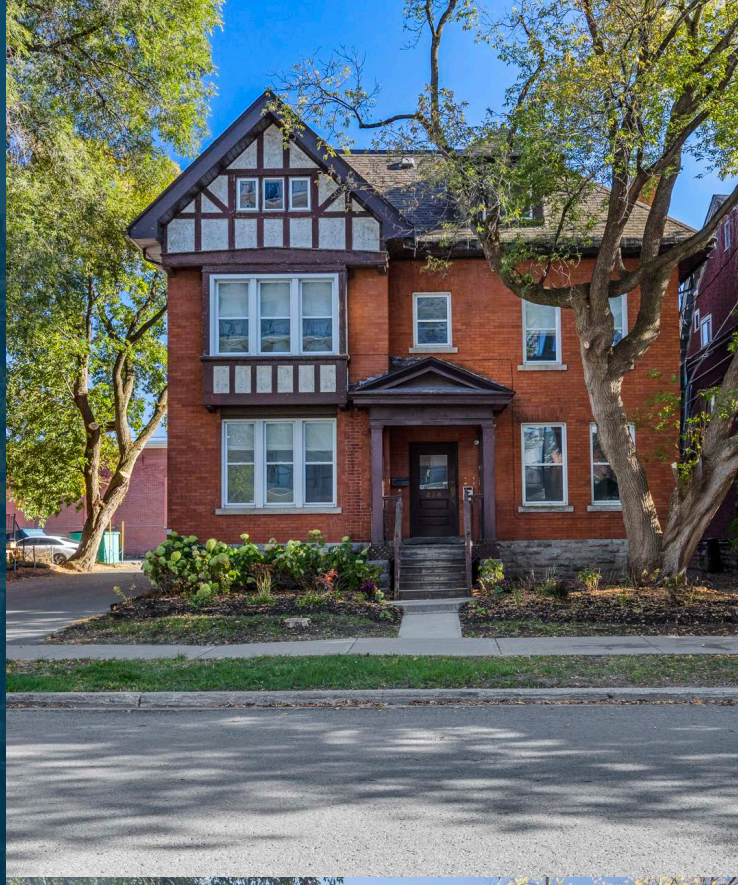
DISTRICT REALTY
CORPORATION, BROKERAGE





Commercial Office Building **FOR SALE**

226 Argyle Avenue,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
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

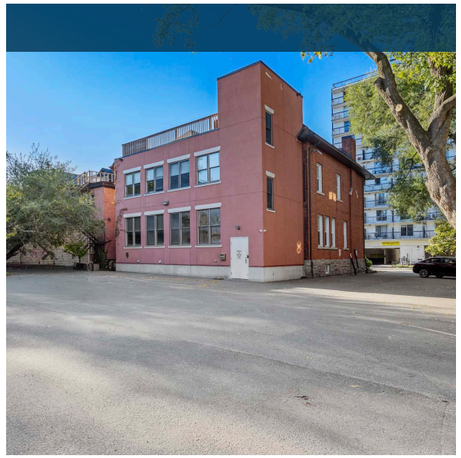
Parking: 19 Surface Spaces

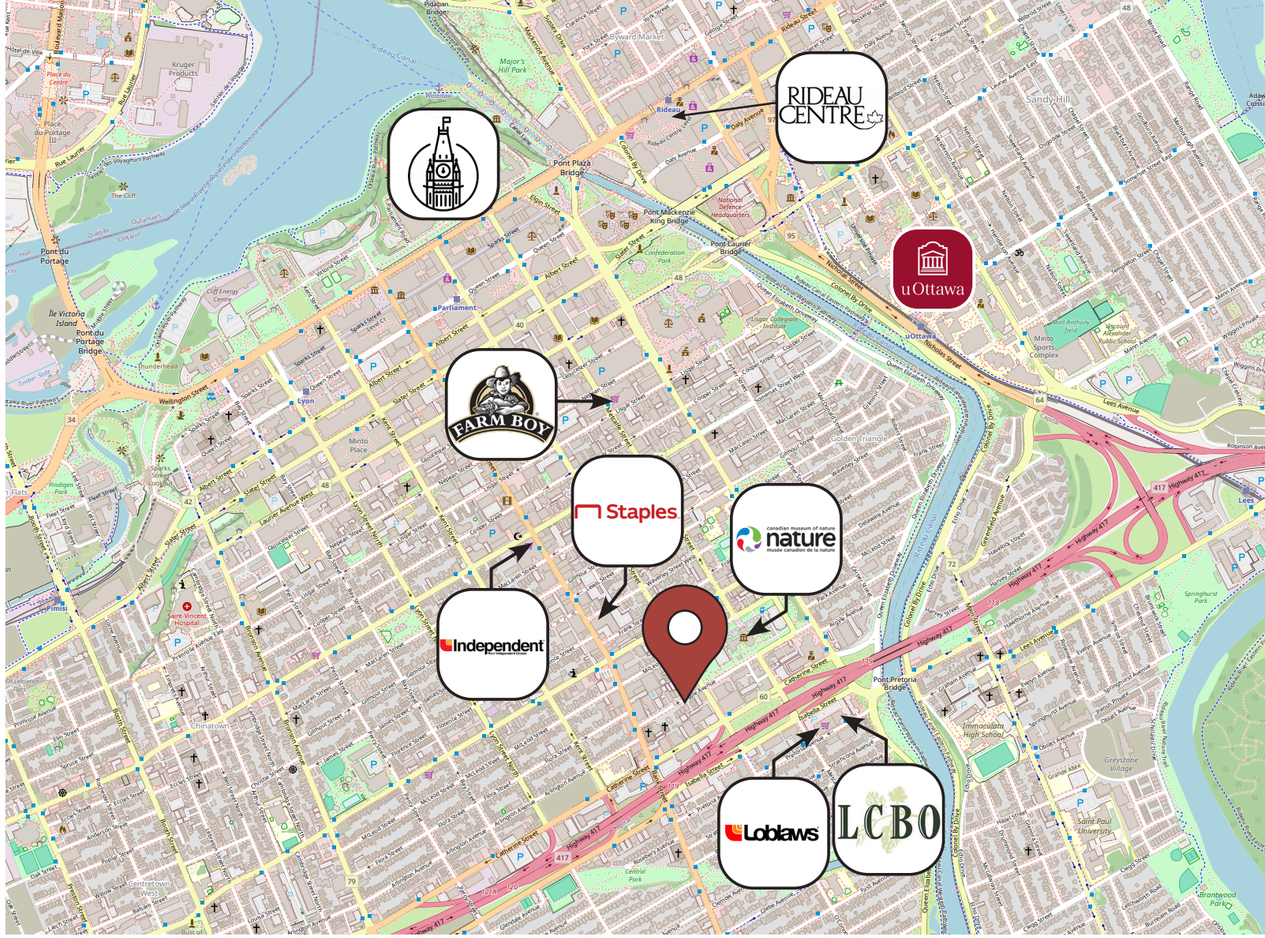
- Three floors plus basement
  Floor 1-3: 4,531 sf
  Basement: 1,597 sf

Zoning: N5C[854] H(23)

- Secure building with cameras and digital locks
- Close to HWY 417







Highlights

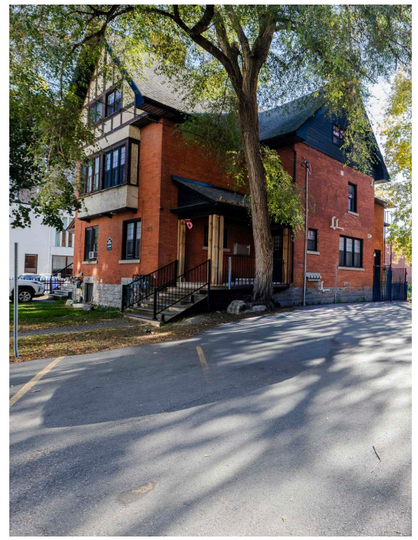
An exceptional investment opportunity in Ottawa's established Centretown neighbourhood, this distinguished three-storey office building offers 6,128 square feet of functional space, including a full basement. Featuring a classic brick façade and timeless architectural character, the property combines professional appeal with a versatile layout suited to a range of commercial uses.

Ideally positioned at the crossroads of Downtown, Centretown West, Chinatown, and The Glebe, the property benefits from a central location surrounded by established residential communities, major employment centres, and urban amenities. Convenient access to Highway 417, public transit, and Ottawa's government and business districts enhances its long-term appeal, offering investors a well-located asset with opportunities for continued commercial use or future repositioning.

Location Overview

Positioned in the heart of Centretown, the property offers businesses a prominent and highly accessible address within Ottawa's established commercial core. Just steps from Bank Street and Elgin Street, the location provides convenient access to restaurants, cafés, retail, and professional services, creating an attractive environment for employees and visiting clients alike.

With quick access to Highway 417, major transit routes, and cycling infrastructure, the property offers excellent connectivity throughout the National Capital Region. Its proximity to government offices, major employers, and Ottawa's downtown business district makes it an ideal setting for professional firms and organizations seeking a central location that supports business operations, client accessibility, and long-term growth.



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Charles Mirsky
Vice President Brokerage Services, Broker
613-759-8383 x229
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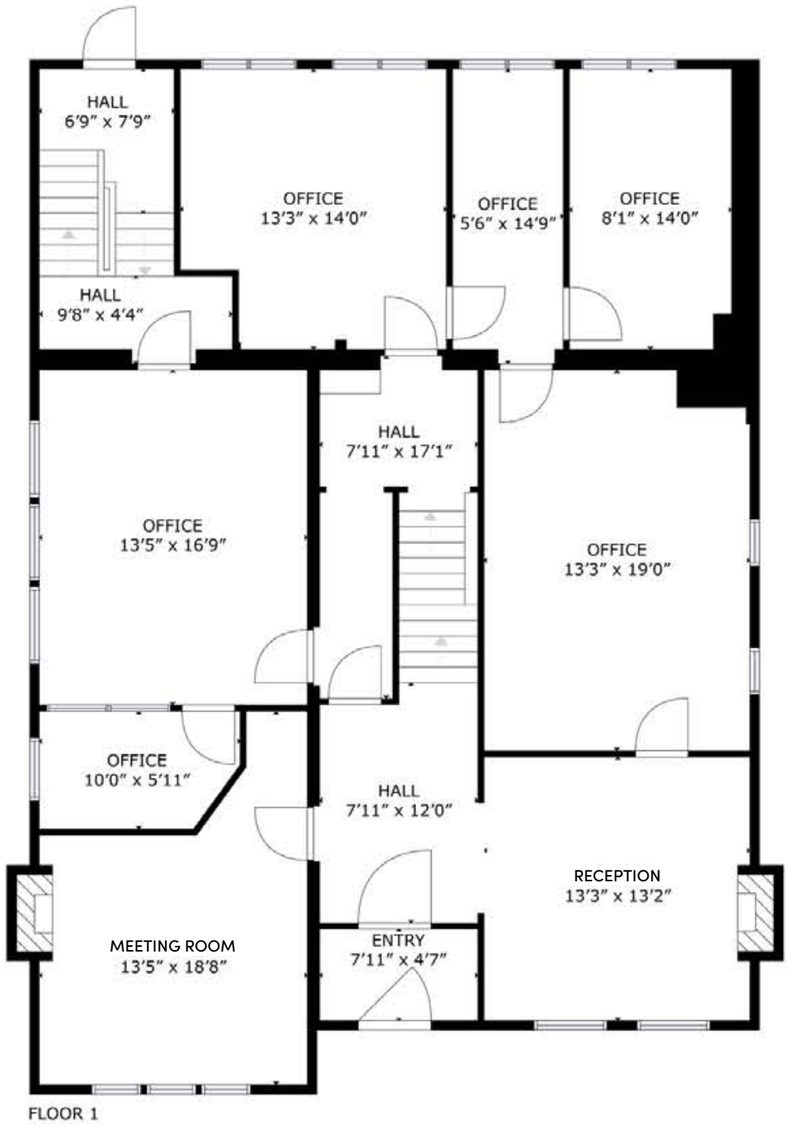
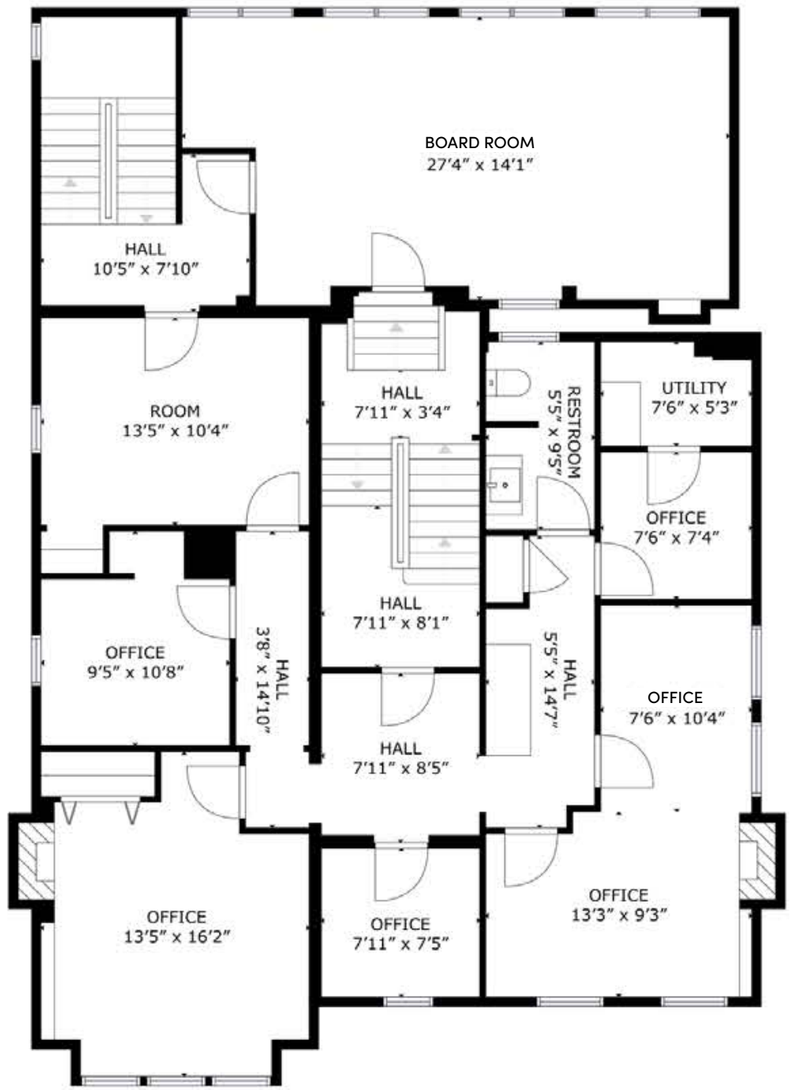
Floor Plans

This turn key office spans three floors with a balanced mix of private offices, meeting rooms, and professional client facing space.

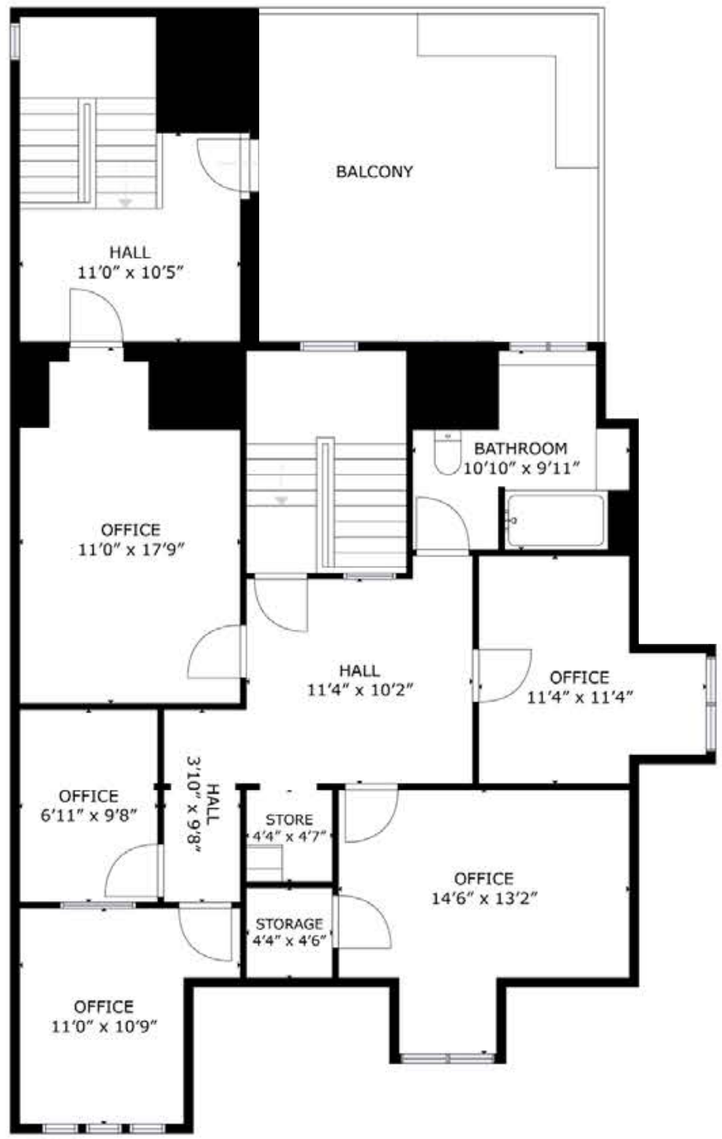
The layout is efficient and polished throughout, highlighted by a top floor balcony.



FLOOR 1



FLOOR 2



FLOOR 3

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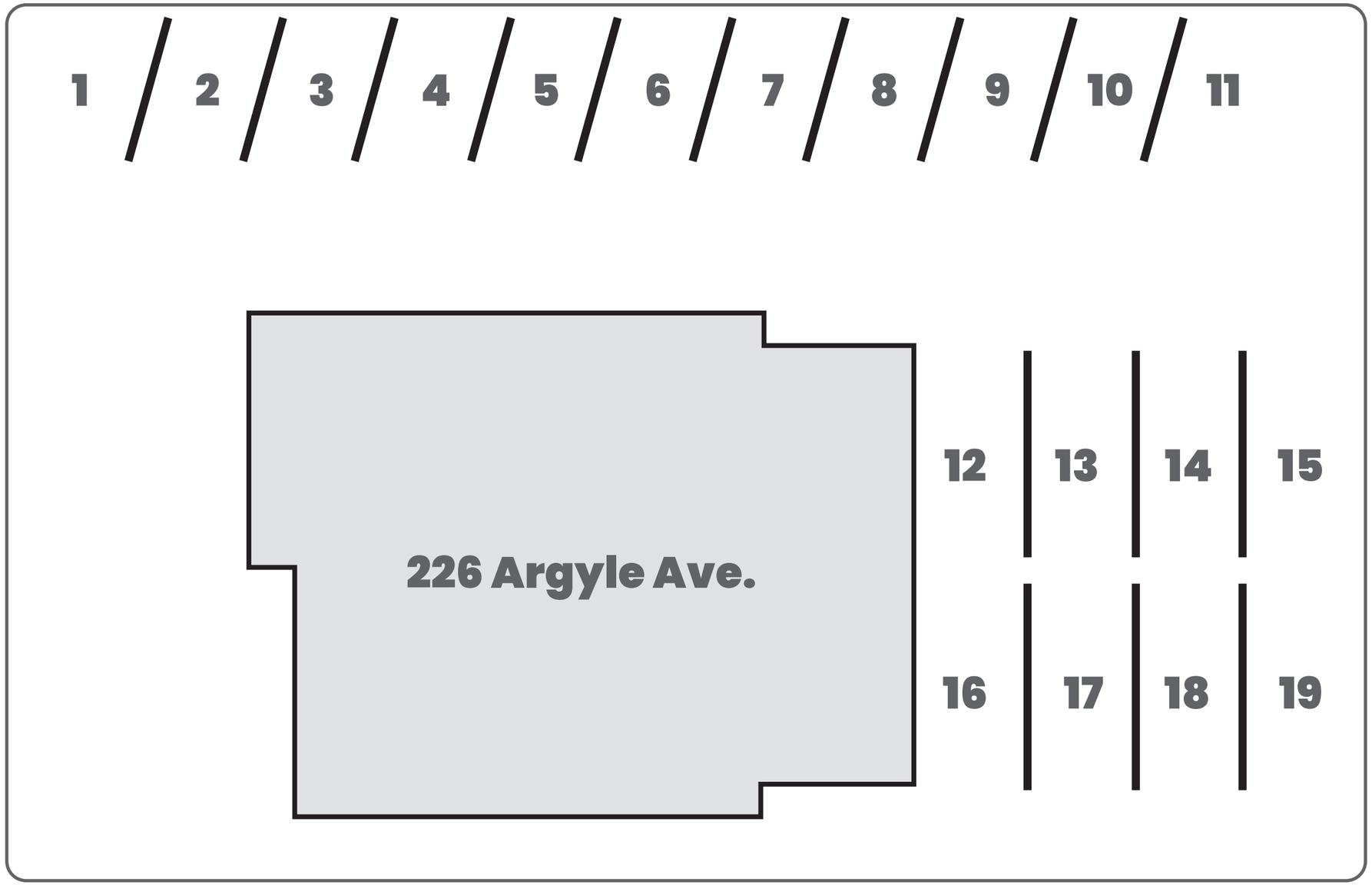
Parking Plan



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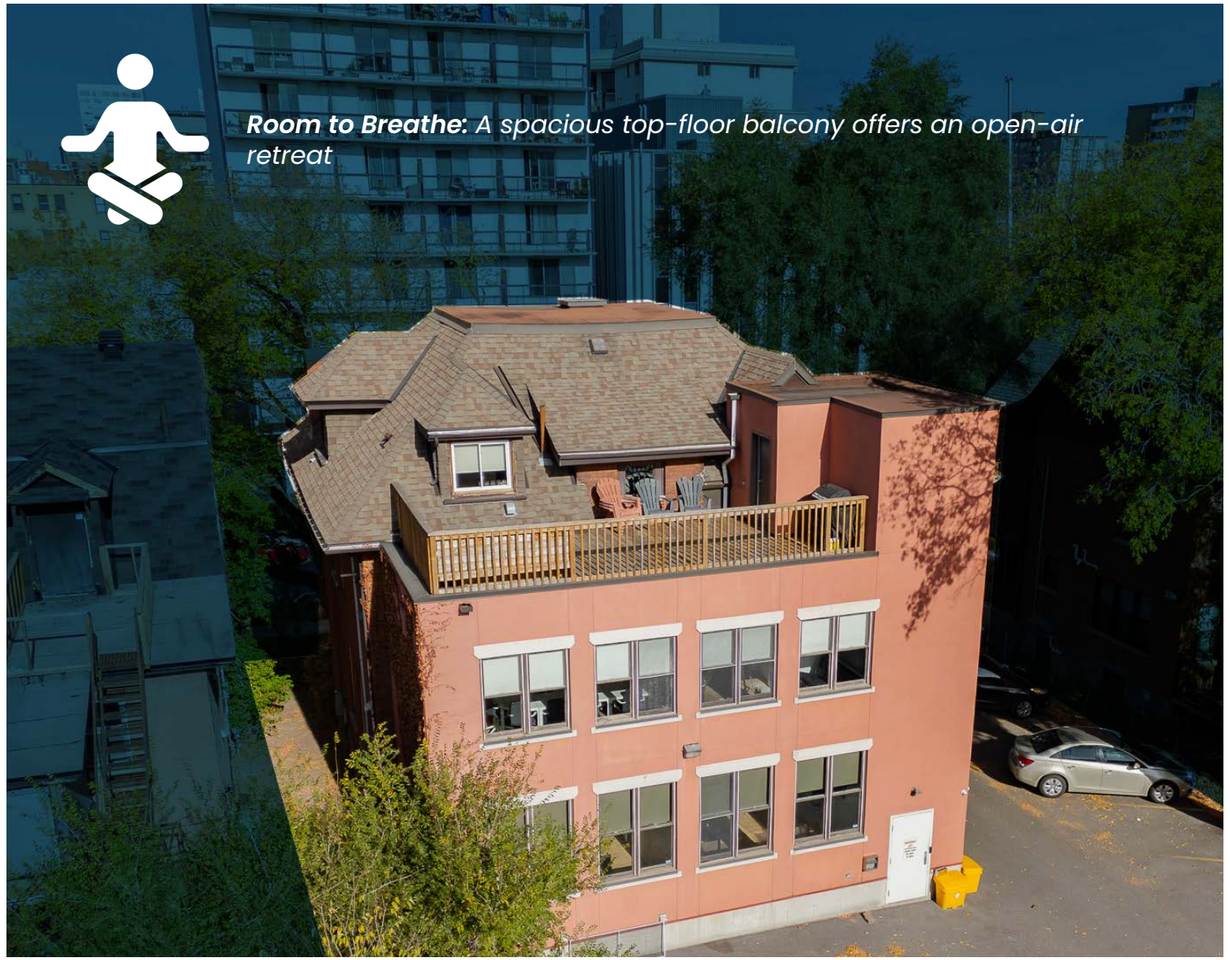
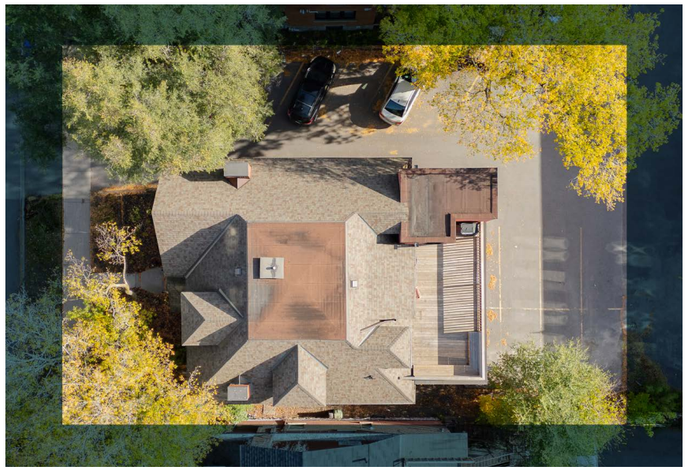


Room to Breathe: *A spacious top-floor balcony offers an open-air retreat*





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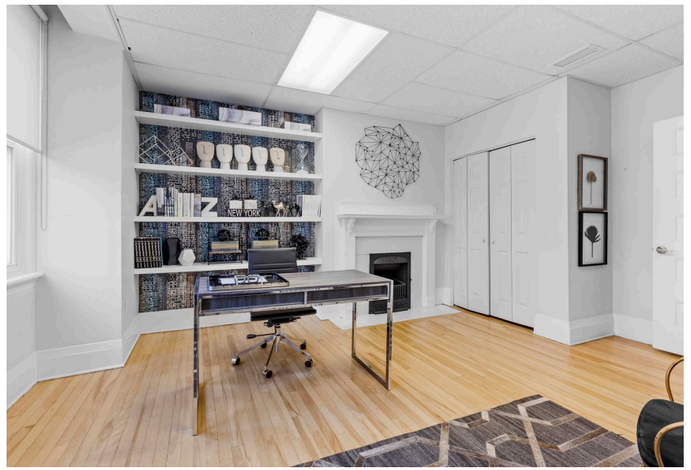
INTERIOR PHOTOS

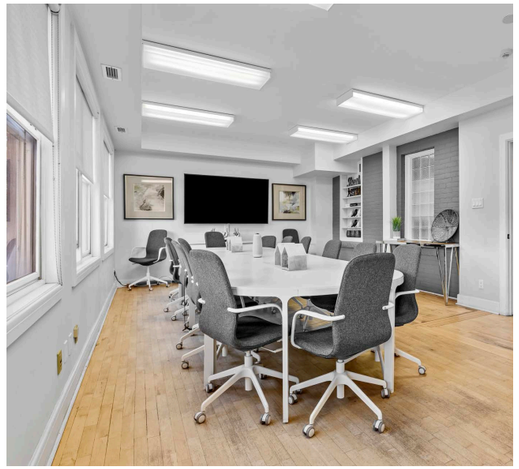


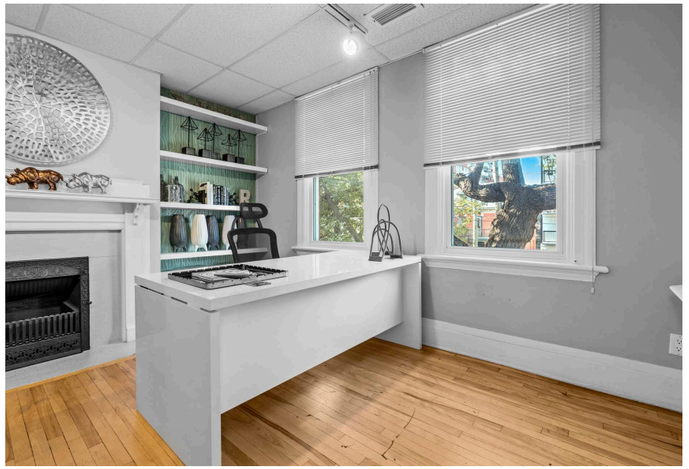


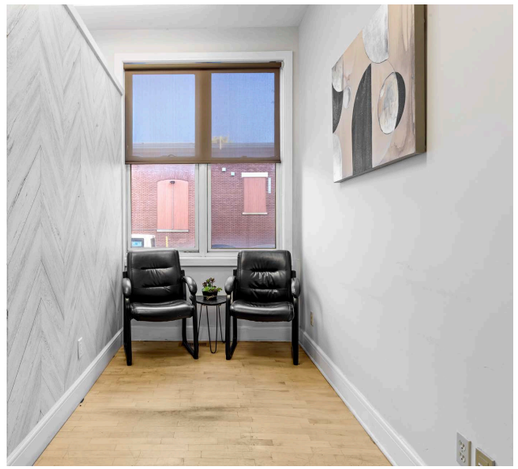














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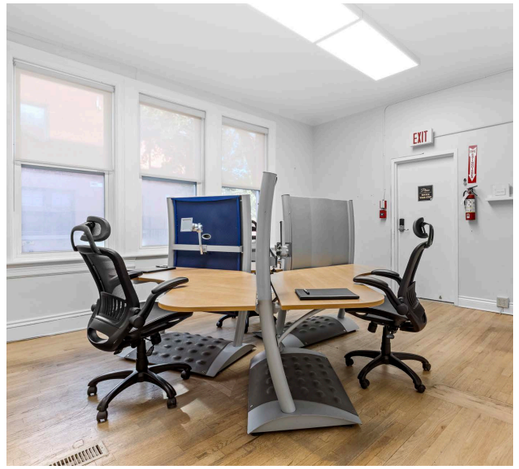

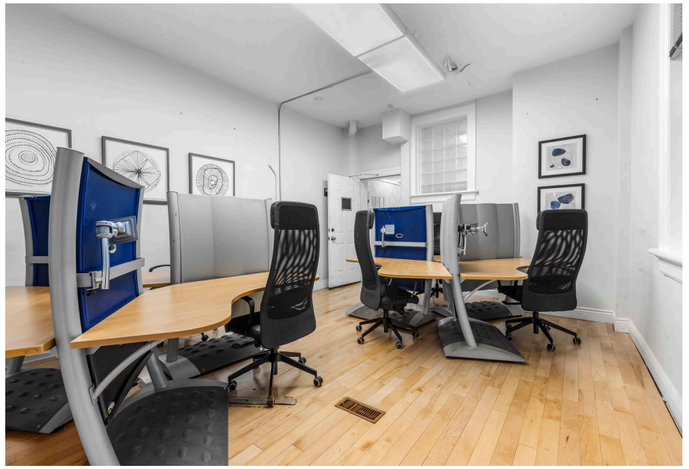

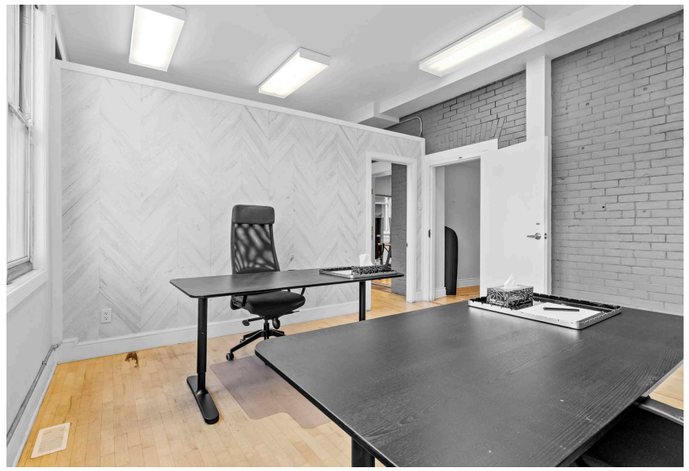

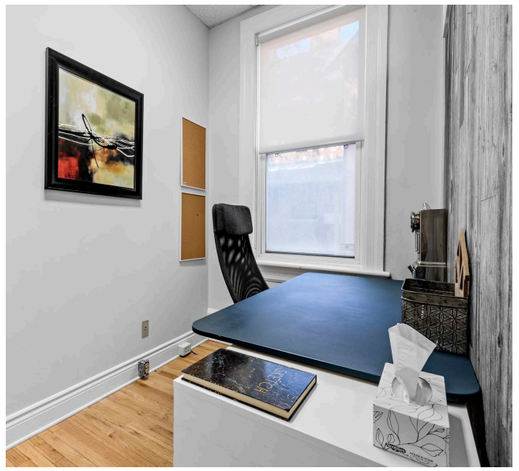





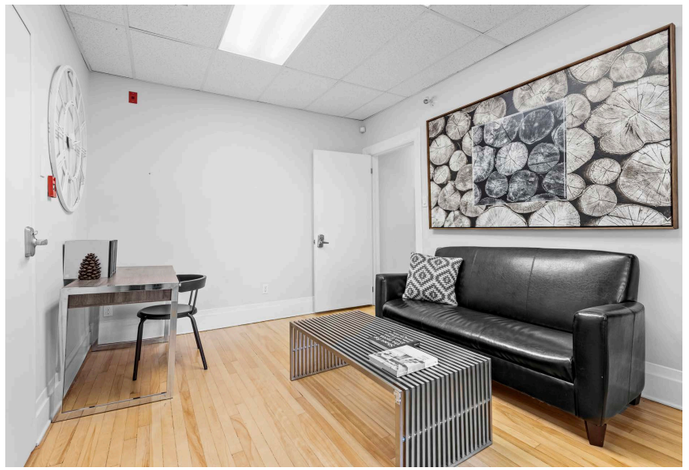



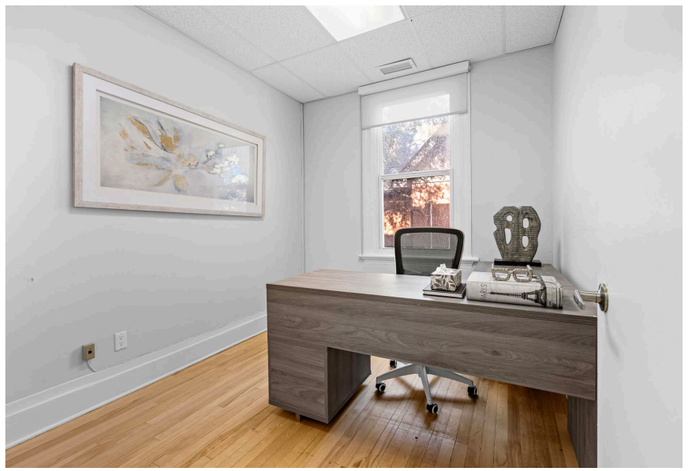

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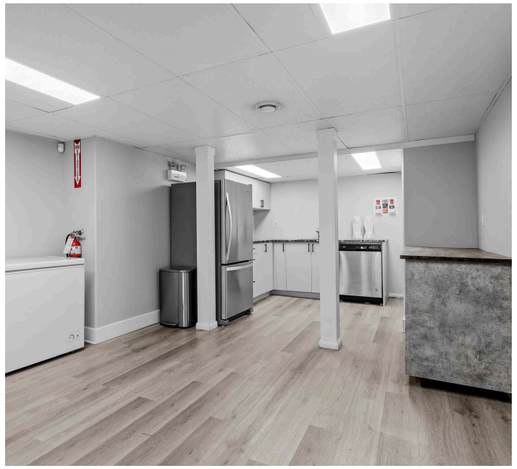



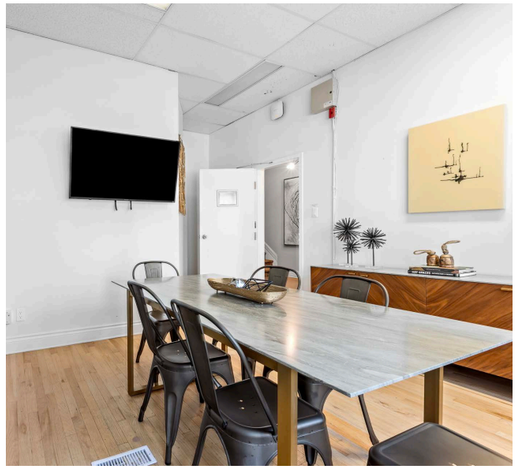









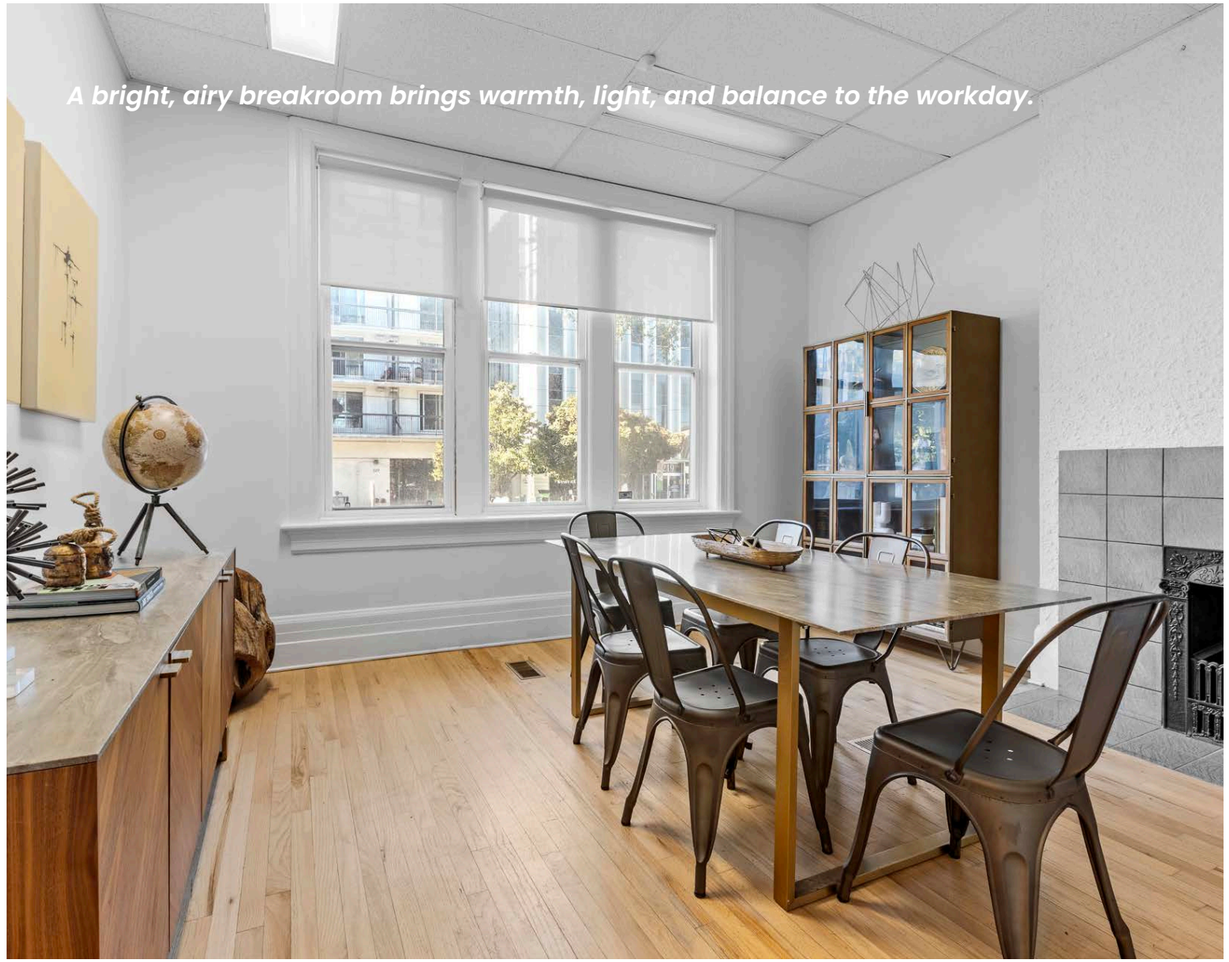

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Demographic Data

The 5 km radius surrounding 226 Argyle Avenue benefits from a growing urban population, a highly educated workforce, and a strong concentration of professionals employed across government, healthcare, finance, and business services. This established employment base provides access to a diverse talent pool and supports the area's appeal as a central business location.

For office investors, these demographics reinforce the property's long-term leasing potential, particularly among professional firms and organizations seeking proximity to skilled employees, clients, and major employment centres. Combined with excellent accessibility and a vibrant mix of urban amenities, the location offers a compelling foundation for tenant attraction, retention, and sustained commercial relevance.

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

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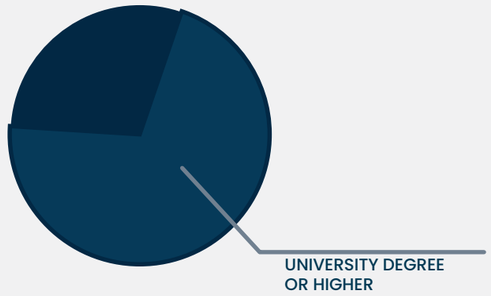
Educational Attainment

Over 70% of residents hold a University Degree or higher within a 5 km radius.



CoStar Demographics (2026)

Income Levels

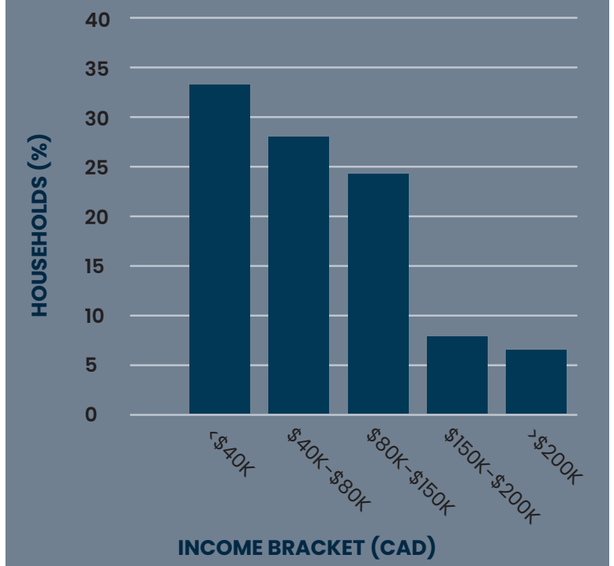
Roughly 33% of the population within a 5 km radius are earning under $40,000 annually. The remaining two thirds fall above that threshold, with a notable 31% earning over $80,000 annually and about 20% earning between $100,000 and $200,000+.

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

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