



# Commercial Office Building **FOR SALE**

226 Argyle Avenue,  
Ottawa



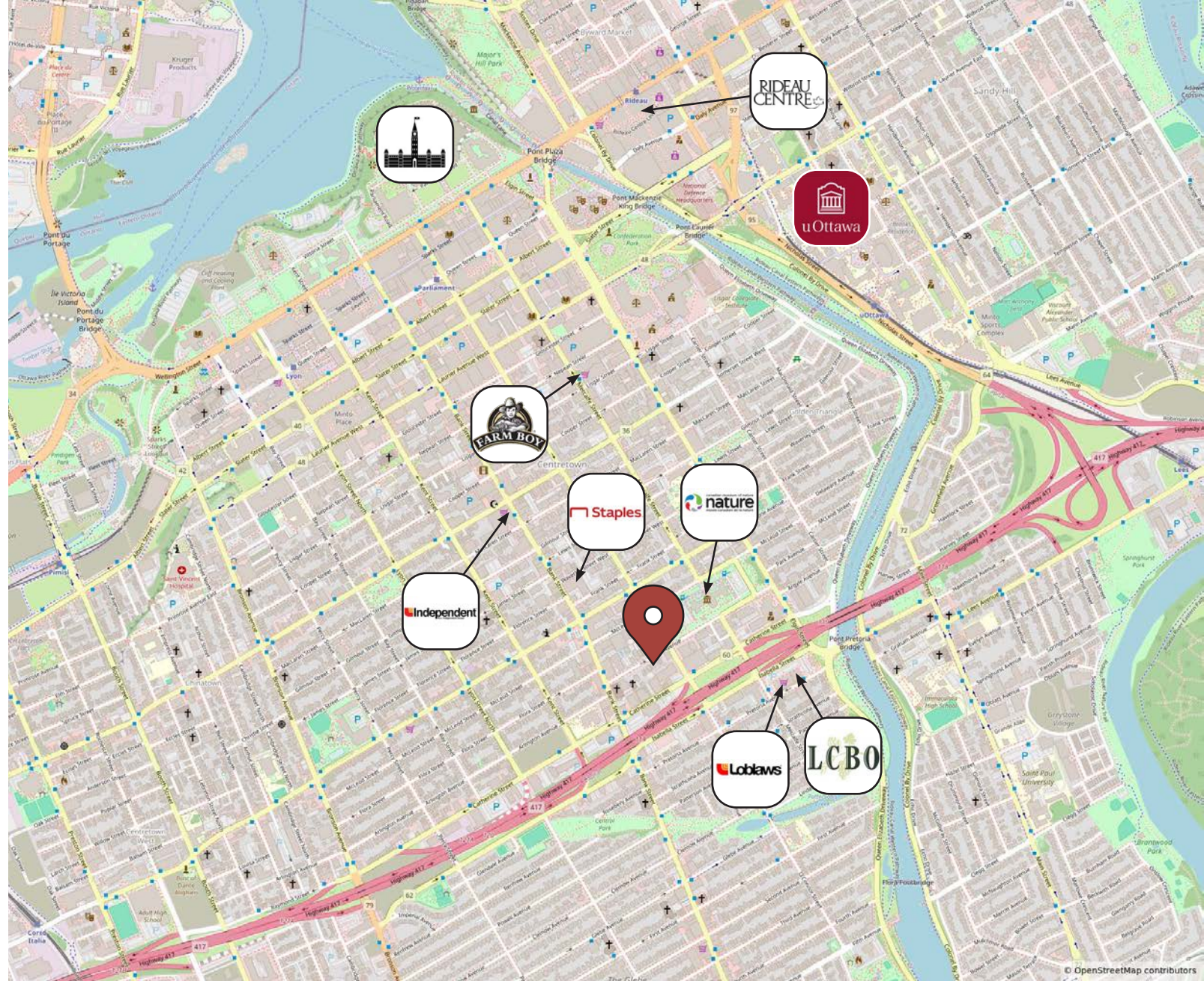
## Integrity. Dedication. Professionalism

District Realty  
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Price  
\$2,950,000.00



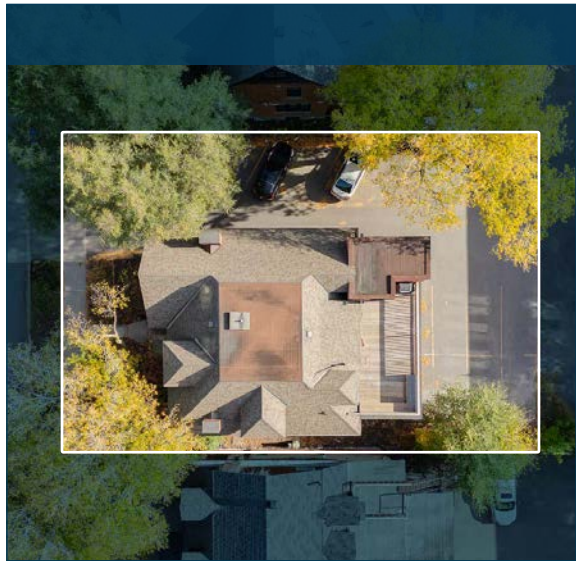
### Salient Facts – Property

**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  
**Basement:** 1,597 sf

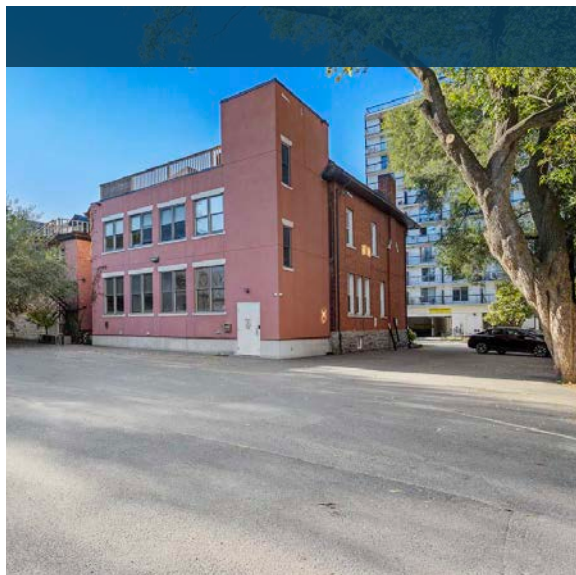
- Secure building with cameras and digital locks



### 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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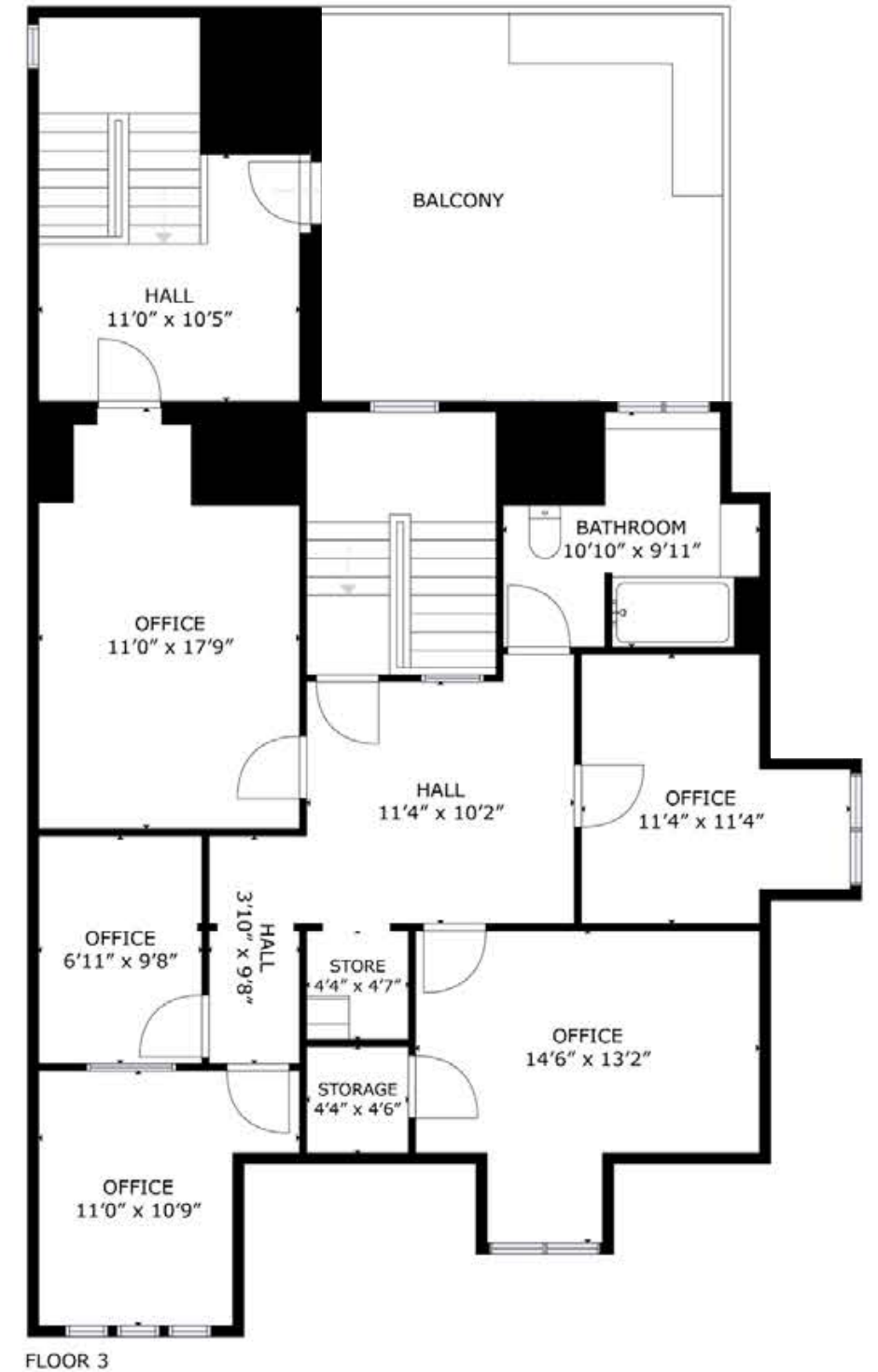
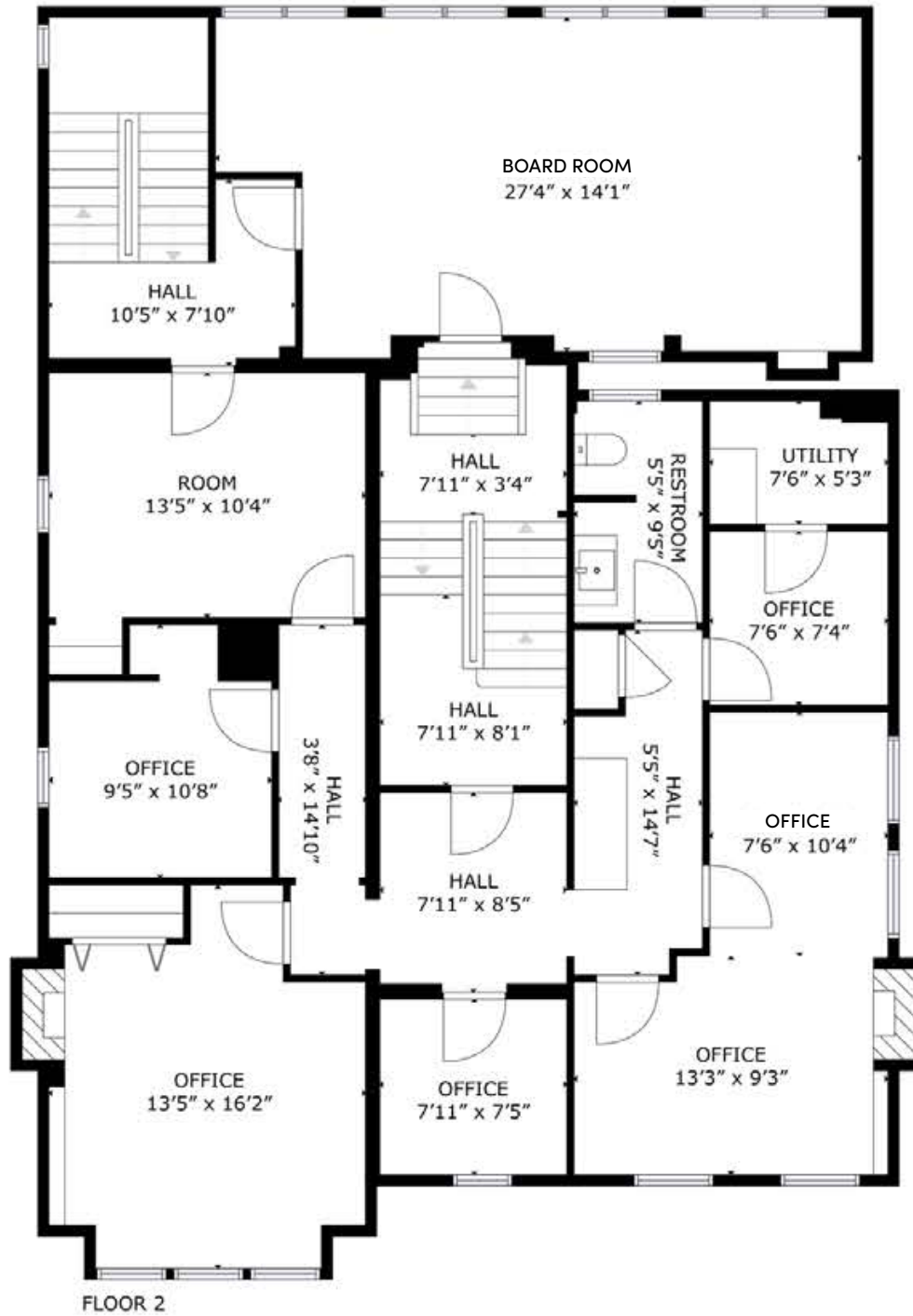
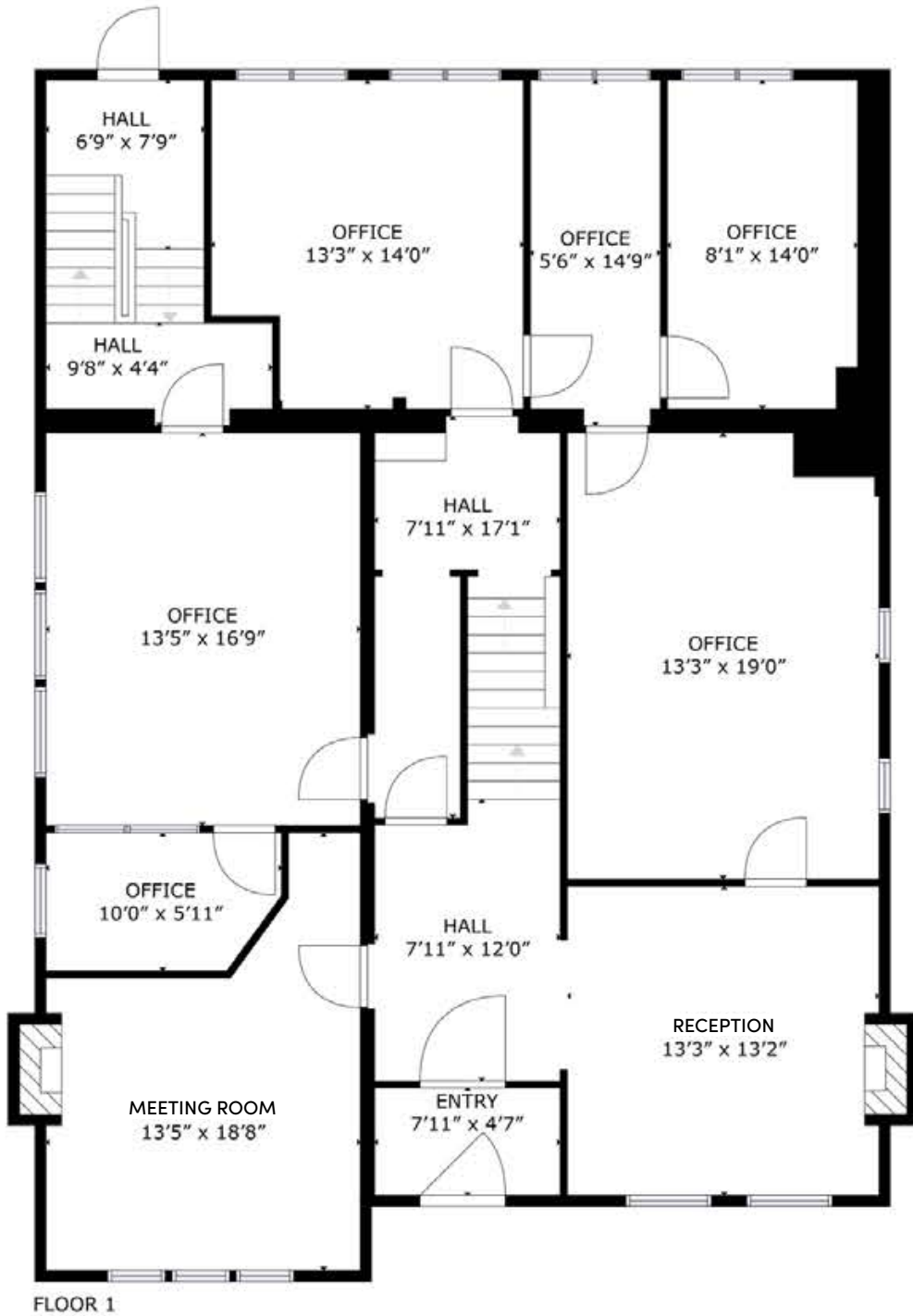
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# Floor Plans

*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.*



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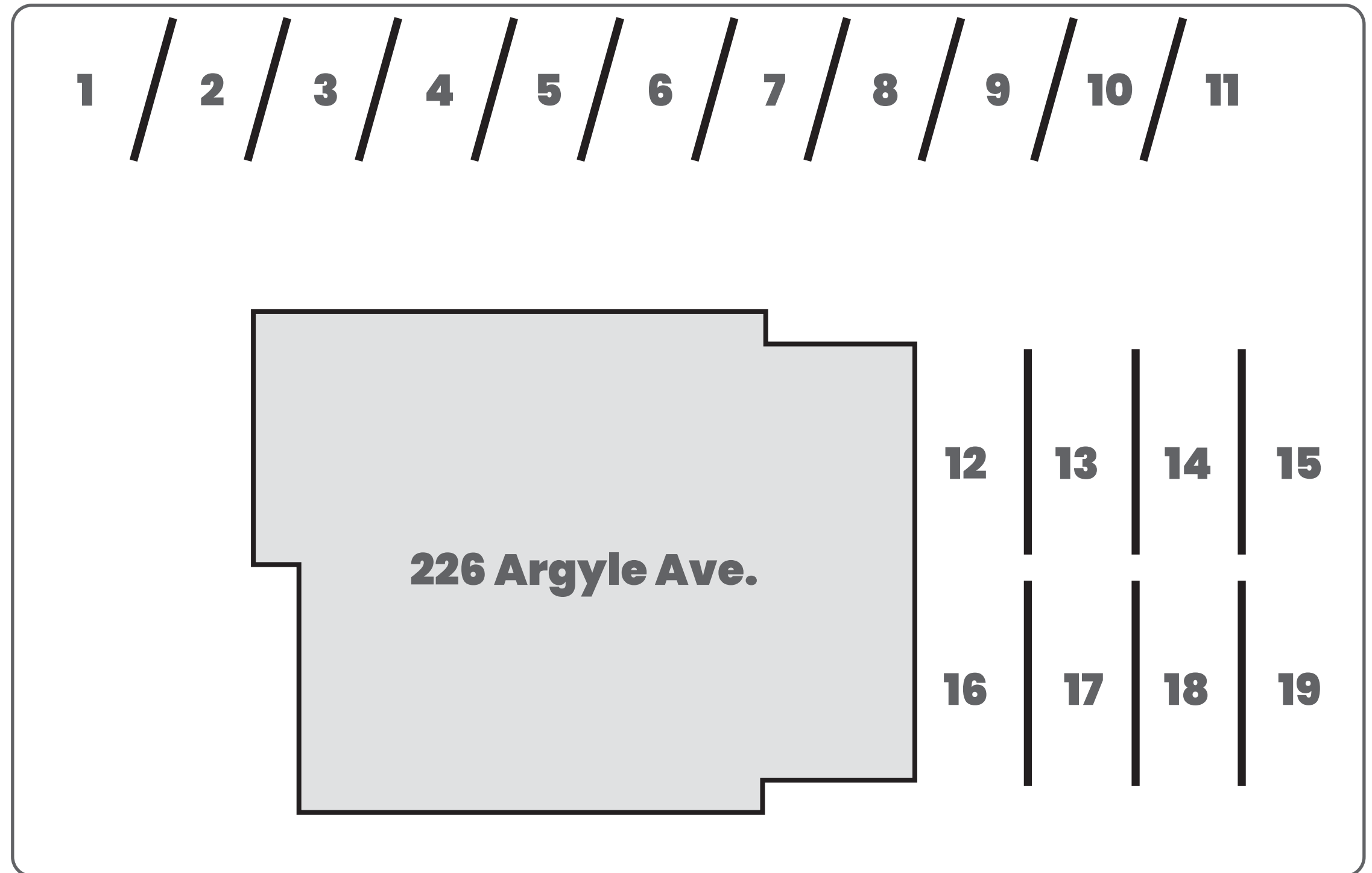
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# Parking Plan



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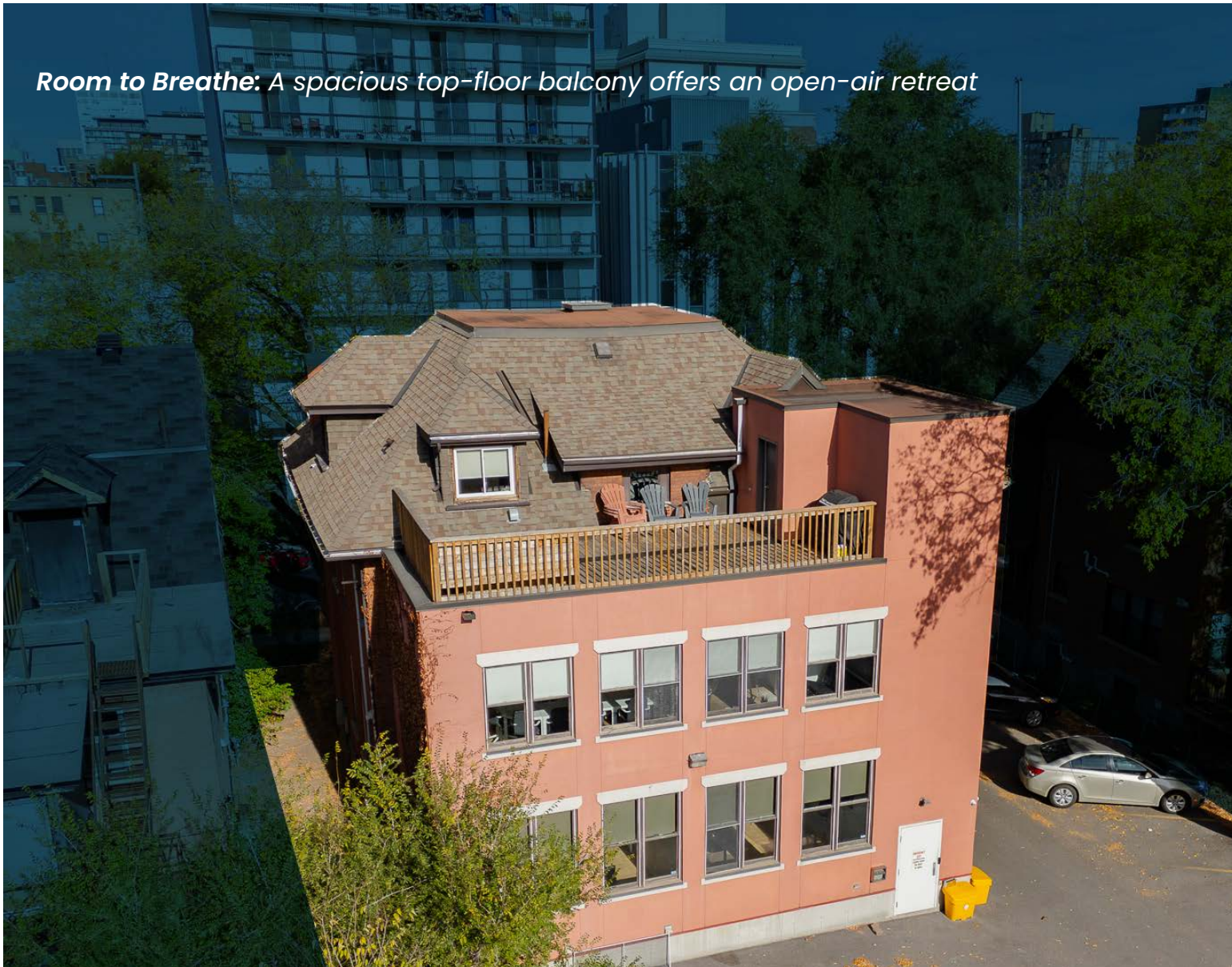
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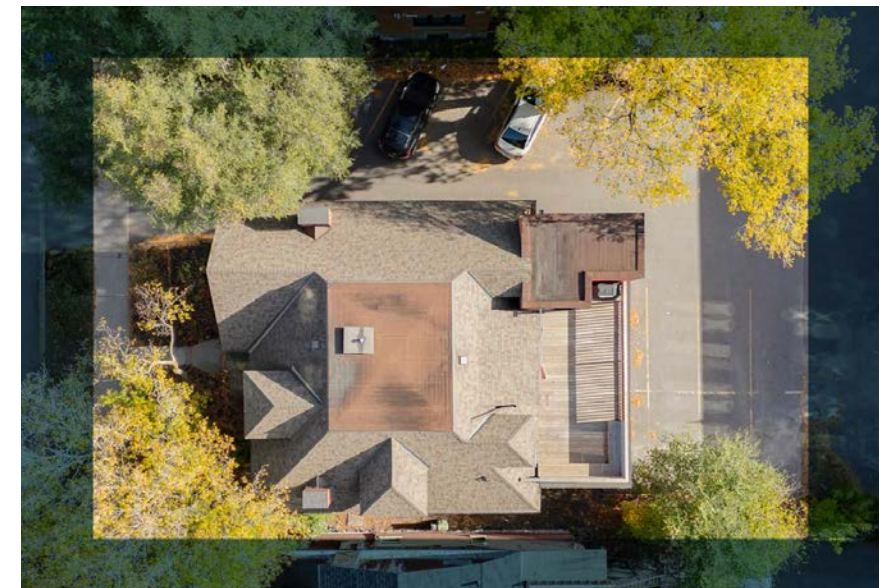
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*Room to Breathe: A spacious top-floor balcony offers an open-air retreat*



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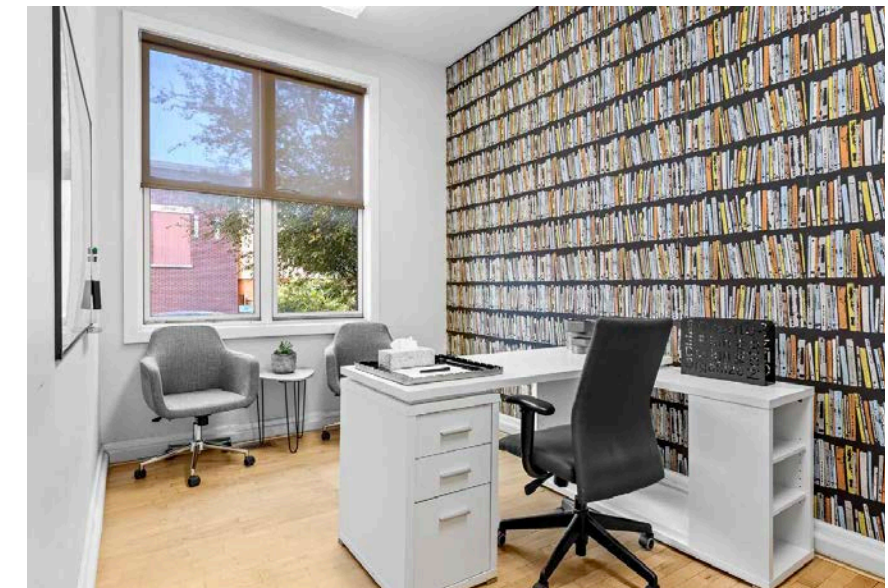
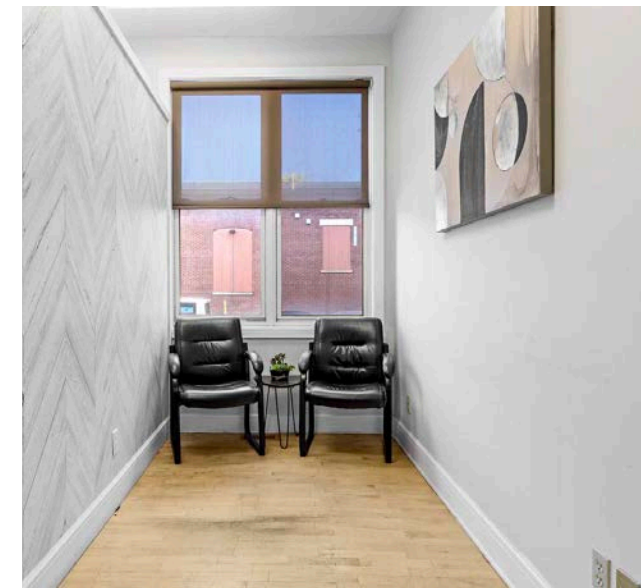
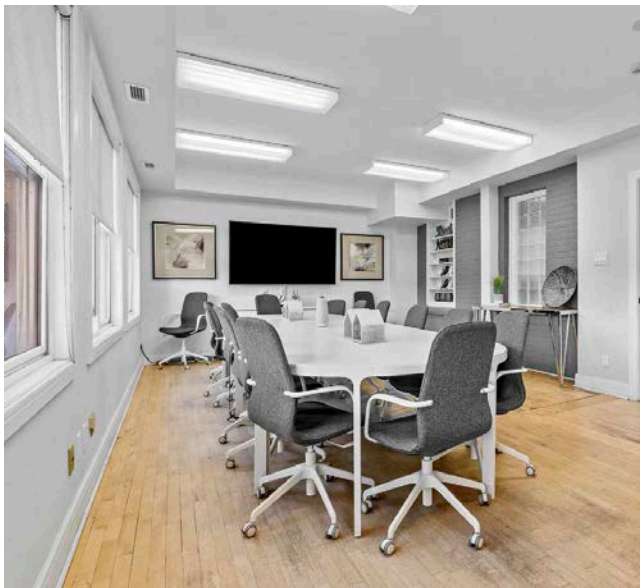
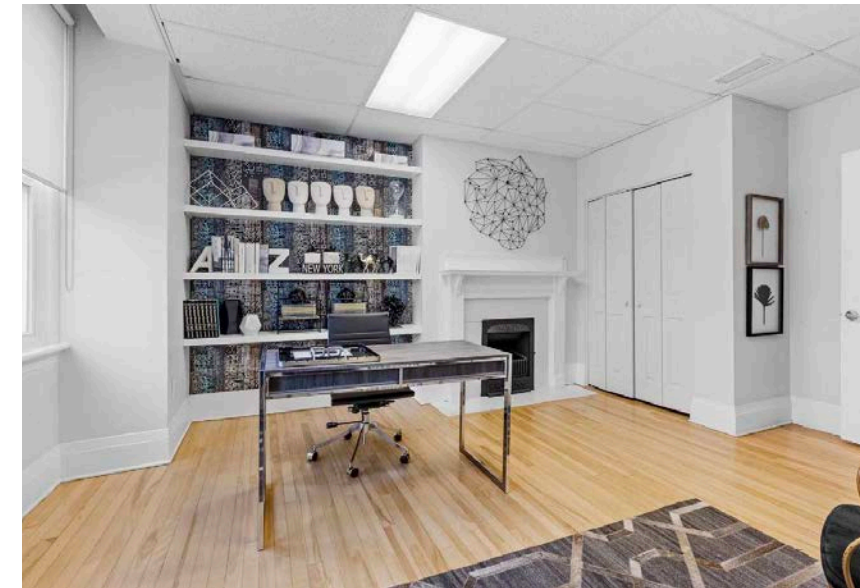
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INTERIOR PHOTOS



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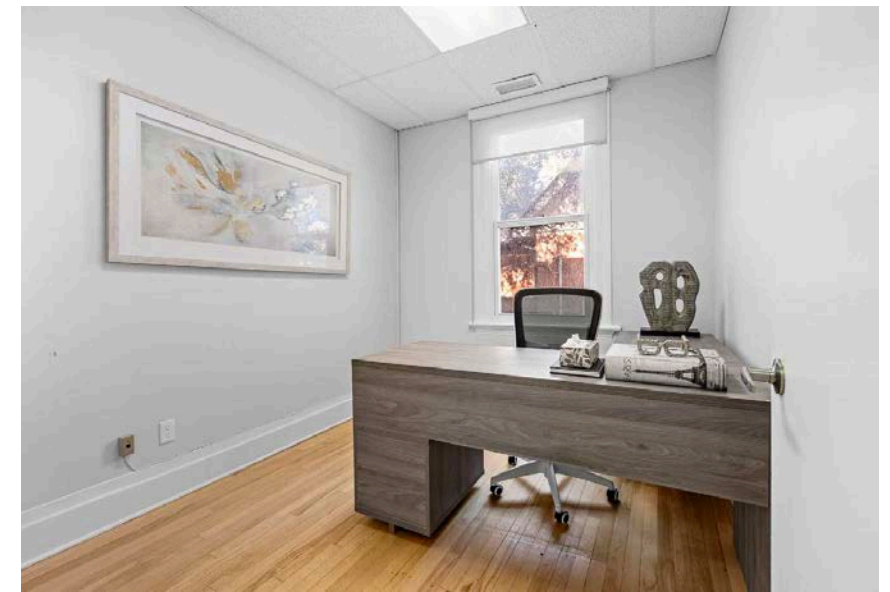
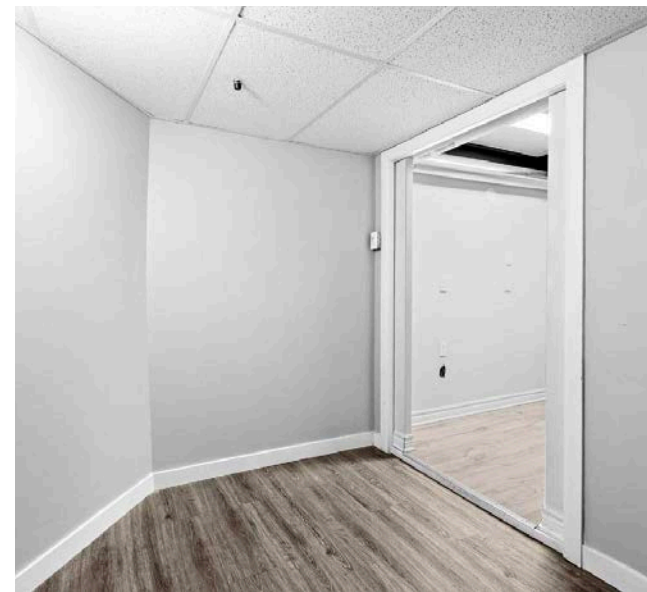
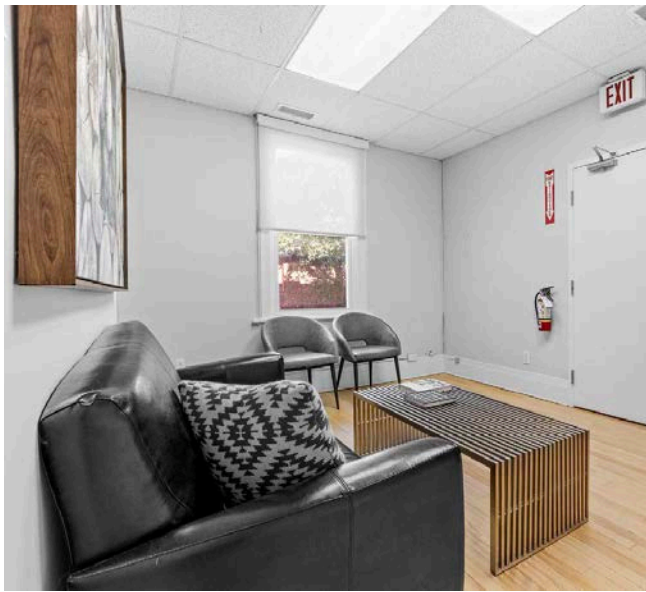
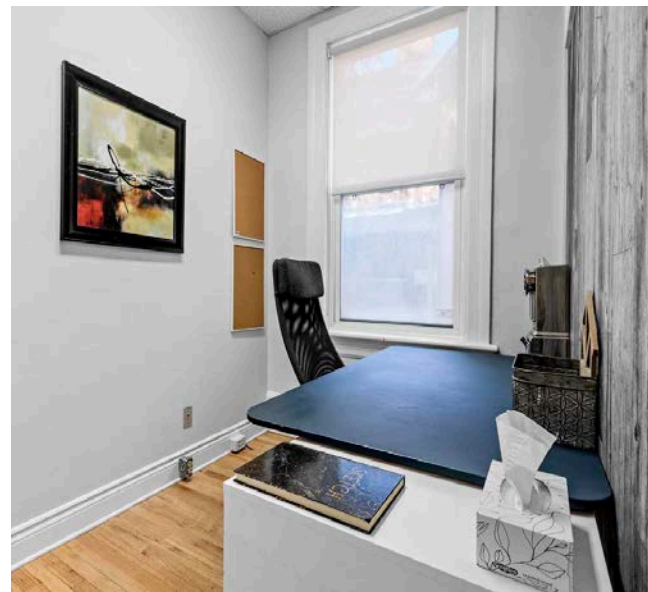
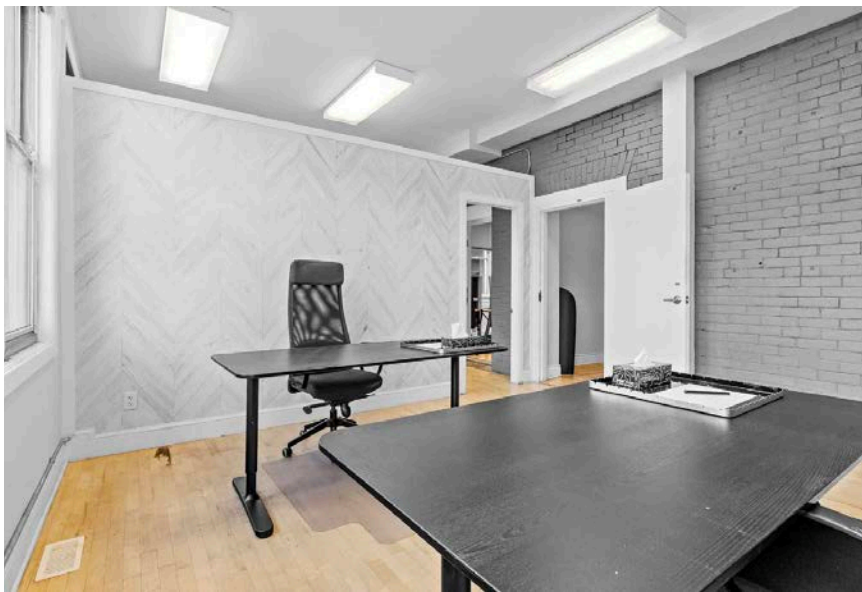
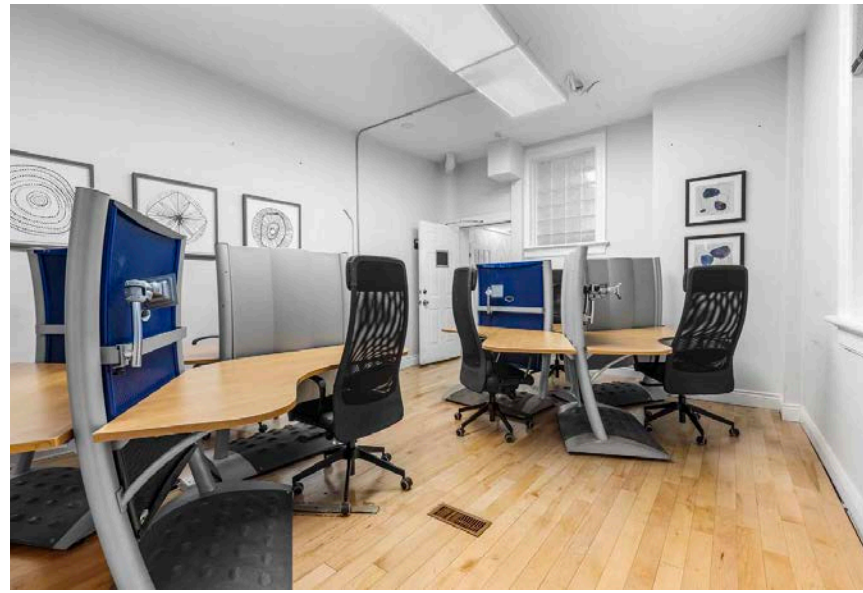
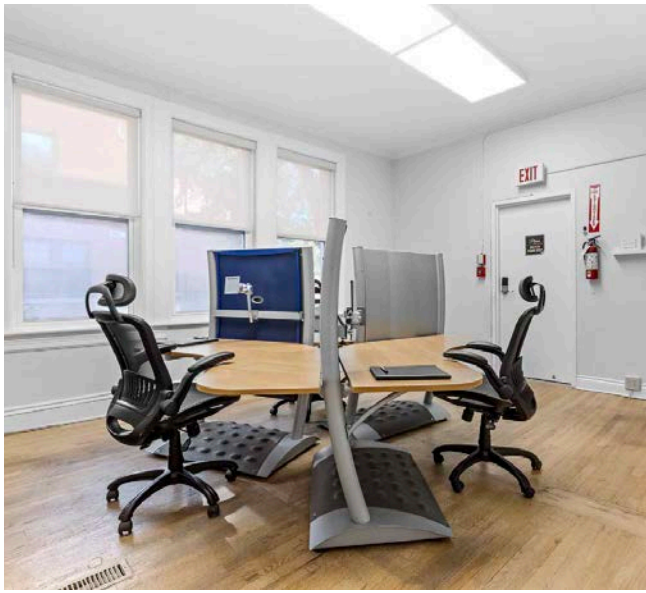
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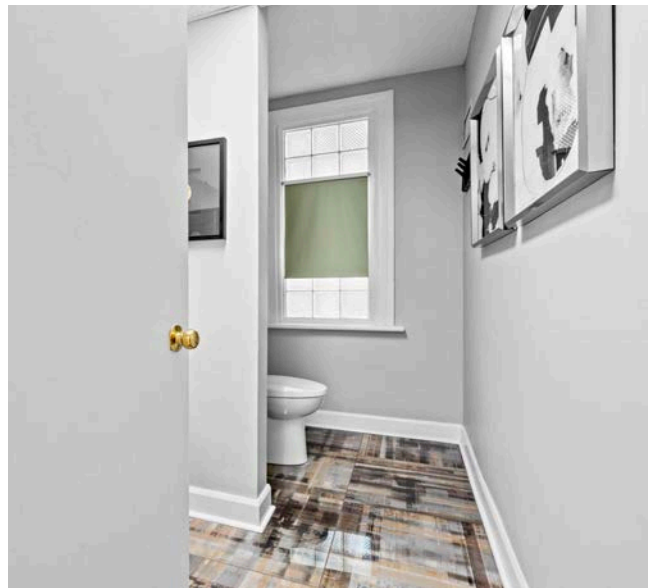
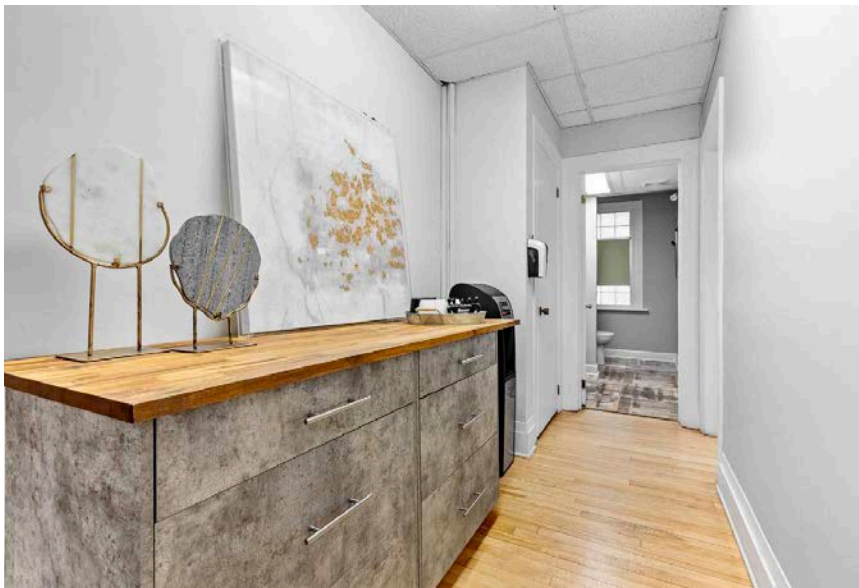
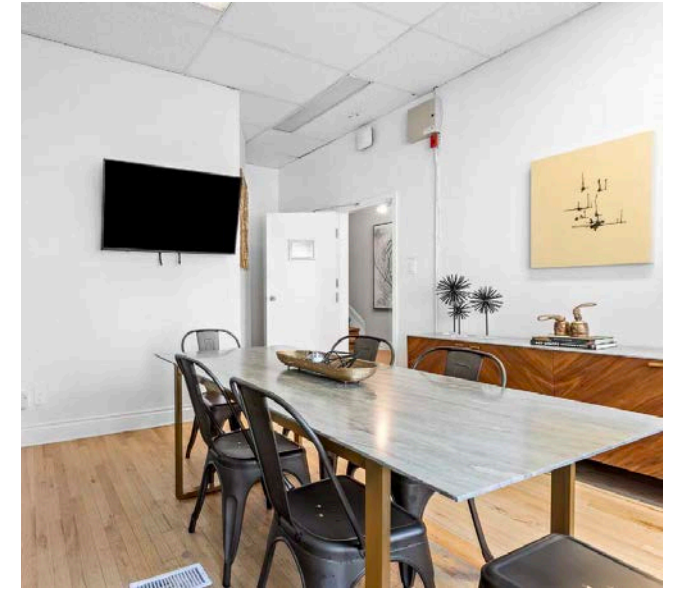
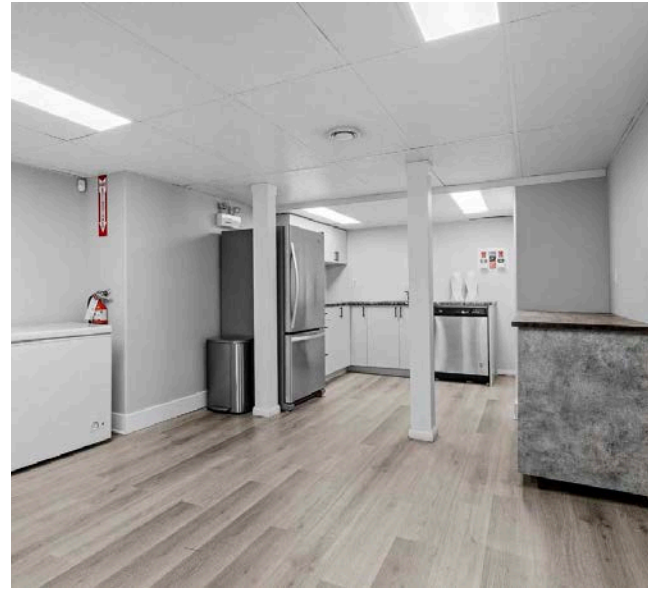
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# Demographic Data

The 5 km radius around 226 Argyle Avenue offers a highly stable and demand-driven rental environment, defined by steady population growth, a strong base of working-age residents, and an urban lifestyle that favors renting. The area is characterized by smaller household sizes and a highly educated, professionally employed tenant pool, largely tied to stable sectors such as government and healthcare.

This combination supports consistent occupancy, reliable rent collection, and resilience through economic cycles. For multi-family investors, it is a fundamentally sound market where sustained demand and quality tenants underpin long-term income stability and gradual rent growth.

## 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.

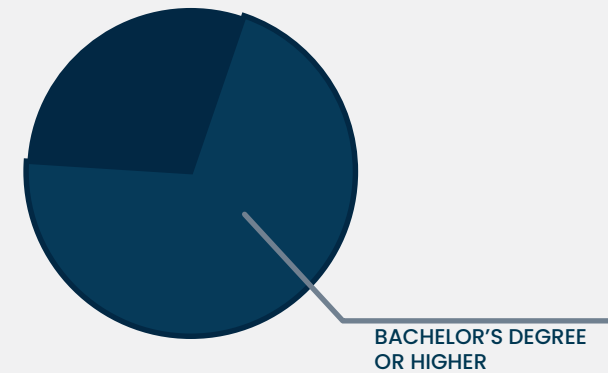
### MEDIAN AGE IS

38



## Educational Attainment

Over 70% of 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.

## 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



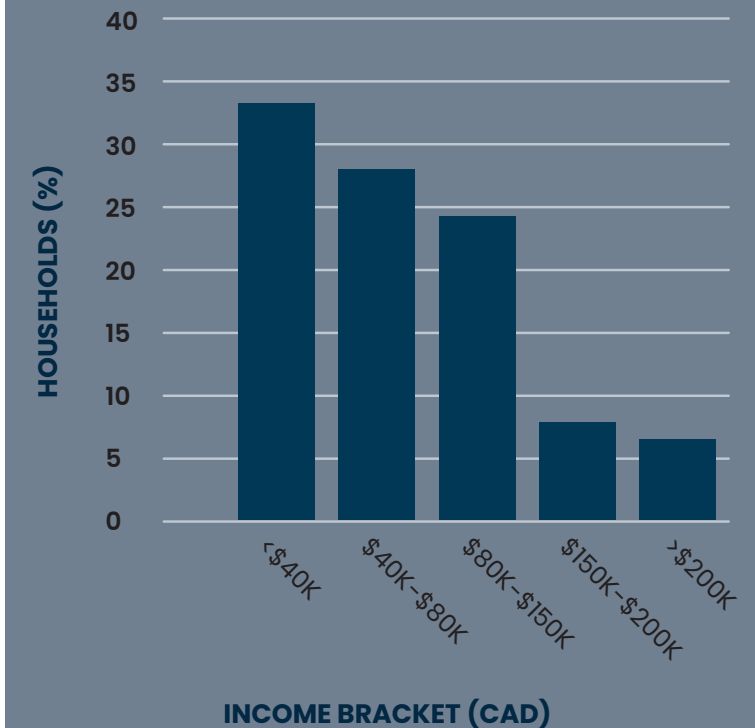
Over 30,673 new households are expected by 2033 - sustained demand that supports long term leasing stability and NOI upside.

## Population Growth

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

19.94%  
GROWTH  
BY 2033

2023 HH Income | 5 km Radius





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