

2330
CARLING AVE.

Carlingview
Manor
LONG-TERM CARE HOME

TRANSIT ORIENTED DEVELOPMENT &
CONVERSION OPPORTUNITY

For Sale

OTTAWA, ON

EXECUTIVE SUMMARY

On behalf of the beneficiary owner (the “Vendor”), Cushman & Wakefield Ottawa (the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in 2330 Carling Avenue, Ottawa, Ontario (the “Property”) (the “Offering”). This Offering represents a rare chance to acquire a fully vacant ~189-unit long-term care residence, offering a compelling opportunity for an investor or developer to reposition or redevelop the Property.

~1972
YEAR BUILT

~93,600 SF
BUILDING SIZE

~55
PARKING STALLS

~1.16 Acres
LAND AREA

~189
LONG-TERM CARE UNITS

Cushman & Wakefield Ottawa (the “Advisors”) are pleased to offer for sale a 100% freehold interest in 2330 Carling Avenue, a well-located ~1.16-acre site improved with a ~93,600 SF, 189-unit long-term care residence. The Property is currently owned by the Vendor and is anticipated to be fully vacant by mid-2026, creating a compelling opportunity for an investor or developer to acquire a prominent west-end asset with meaningful repositioning and redevelopment potential.

Situated on Carling Avenue, mid-block between Edgeworth Avenue and Fox Crescent, the Property benefits from strong access to key transportation routes, including Highway 417 (Woodroffe Avenue interchange) and excellent transit connectivity, with bus service steps from the site and the Lincoln Fields transit station within walking distance. The Lincoln Fields station is currently undergoing significant upgrades as part of Ottawa’s O-Train (LRT) expansion, providing a connection to both Lines 1 and 3, further enhancing long-term connectivity along the corridor.

The surrounding area is characterized by established low-rise residential neighbourhoods, with a strong concentration of commercial and multi-residential uses along Carling Avenue. The Property is in close proximity to major retail amenities, including Carlingwood Shopping Centre, Fairlawn Centre, and Lincoln Fields Shopping Centre, offering a deep mix of grocery, banking, restaurants, and national retailers.

The Property is zoned N5C[852] H(25) under the City’s updated zoning framework and designated as a Hub / Mainstreet Corridor in the New Official Plan, supporting long-term intensification and higher-density development within a transit-oriented node.



INVESTMENT HIGHLIGHTS

Conversion Opportunity

The Offering presents investors with the opportunity to acquire a purpose-built long-term care facility comprising ~93,600 SF and 189 units that is expected to be fully vacant by mid-2026. The planned vacancy provides a clear pathway to reposition or convert the Property to alternative uses, including residential or institutional formats, subject to municipal approvals, allowing an incoming investor to unlock value through adaptive reuse.

Development Opportunity

Situated on a ~1.16-acre urban infill site, the Property was previously zoned R5B[832] H(25) and is now zoned N5C[852] H(25) under the City's updated zoning framework. The site is further supported by its Hub/ Mainstreet Corridor designation in the City of Ottawa's New Official Plan, which encourages long-term intensification and enhanced density along key transit-supported corridors, offering investors meaningful redevelopment potential.

Strategic Location

Located along Carling Avenue in Ottawa's west end, the Property benefits from excellent connectivity to Highway 417, proximity to Downtown Ottawa, and strong public transit access, including the future Lincoln Fields O-Train (LRT) Station (anticipated opening in 2027). The surrounding area is anchored by major retail nodes and established residential neighbourhoods, positioning the Property within a stable, amenity-rich urban environment with enduring demand fundamentals.

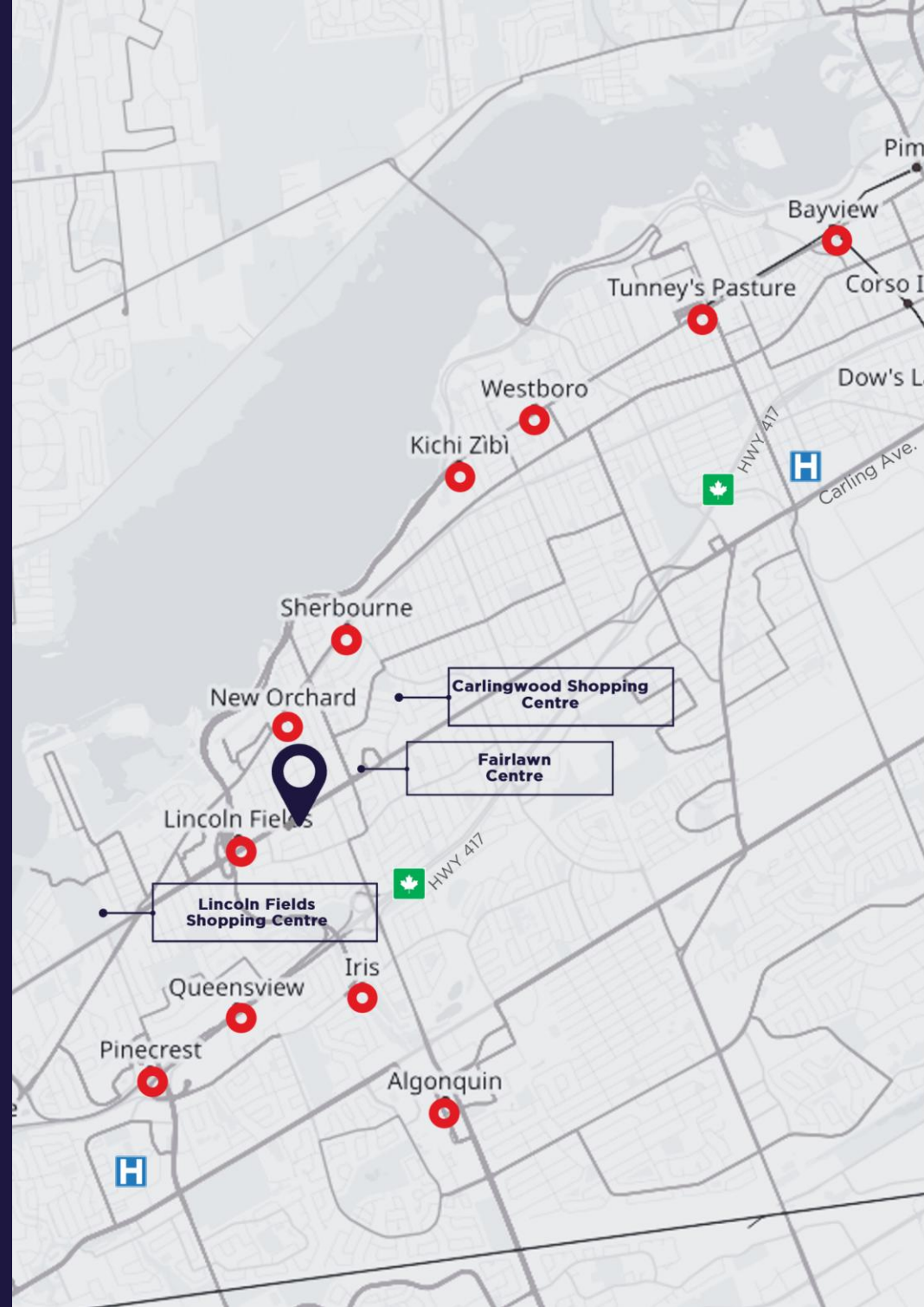


LOCATION OVERVIEW

2330 Carling Avenue is strategically located along one of Ottawa's most prominent west-end corridors, positioned mid-block between Edgeworth Avenue and Fox Crescent on the south side of Carling Avenue. The Property benefits from a highly accessible urban location 13-minute drive from Downtown Ottawa, with convenient regional connectivity via Highway 417 (Woodroffe Avenue interchange) and direct access to key arterial routes serving the broader National Capital Region.

Public transit is a notable advantage, with OC Transpo bus service located steps from the Property at the corner of Carling Avenue and Fox Crescent. In addition, the site is approximately 700 metres from Lincoln Fields Station, which is currently under construction as part of the O-Train (LRT) expansion and is anticipated to open in early 2027, connecting the area into Ottawa's growing rapid transit network.

The Property is also positioned within one of Ottawa's most amenity-rich retail nodes, with Carlingwood Shopping Centre and Fairlawn Centre located approximately 700 metres to the east, and Lincoln Fields Shopping Centre approximately 700 metres to the west. Collectively, these centres provide over 800,000 SF of nearby retail amenities, including grocery, banking, restaurants, and national retailers, supporting long-term appeal for future residents and occupiers.



94 Walk Score

66 Transit Score

74 Bike Score



CARLINGWOOD SHOPPING CENTRE

Logos: Sobeys, Loblaw's, Tim Hortons, Browns, CIBC, PLACE, Specsavers, Hallmark, RBC, DOLLARAMA, CHAMPS, HAKIM

FAIRLAWN CENTRE

Logos: LCBO, SWISS CHALET, TD, pet valu, SHOPPERS DRUG MART, staples

**HWY 417
Woodroffe Interchange**

**Lincoln Fields Station & Future
Line 1 & 3 LRT Station (2027)**

LINCOLN FIELDS SHOPPING CENTRE

Logos: metro, Wendy's, Rexall

LOCATIONS

- Lincoln Fields Station
- Fairlawn Centre
- Carlingwood Shopping Centre
- Lincoln Fields Shopping Centre
- Highway 417 On-Ramp
- Downtown Ottawa

DISTANCES

- 700M (Walk)
- 800M
- 900M
- 1.7 KM
- 1.1 KM
- 11.5 KM

TRAVEL TIME

- 6 Minute (Walk)
- 3 Minute
- 3 Minute
- 4 Minute
- 3 Minute
- 12 Minute

PROPERTY OVERVIEW

Site Description

The Property consist of a former long-term care facility located on the south side of Carling Avenue in Ottawa’s west end. The building is situated on a ~1.16-acre site and is improved with a 8-storey institutional structure that was purpose-built to accommodate long-term care operations. The site benefits from frontage along a major arterial corridor and is positioned mid-block between Edgeworth Avenue and Fox Crescent, within an established urban residential setting.

The Property offers a combination of surface parking areas located along the rear and west sides of the building. Access to the site is available from both Carling Avenue and Fox Crescent, allowing for functional vehicular circulation.

The surrounding area is characterized primarily by low-rise residential uses, with a concentration of commercial and multi-residential developments along Carling Avenue. The Property is located within close proximity to schools, parks, and green space, and is adjacent to one of Ottawa’s major west-end retail nodes. Overall, the site is situated within a mature and evolving neighbourhood that continues to benefit from infrastructure investment, transit improvements, and long-term intensification along the Carling Avenue corridor.

Address	2330 Carling Avenue, Ottawa, ON K2B 7H1
Legal Description	PT BLKS E & F, PL 426858, AS IN N531628; S/T INTEREST, IF ANY IN CR430659; SUBJECT TO AND TOGETHER WITH EASEMENTS AS IN CR685869; S/T NS42365 OTTAWA/NEPEAN, SUBJECT TO EASEMENT IN FAVOUR OF BELL CANADA OVER PTS 1, 2, 3 & 4 PL 4R-16039 AS IN LT1342597.
PIN	39640075
Building Size	~93,600 SF
Floor Plate	~11,700 SF
Long-Term Care Units	~189
Height	8 Storeys
Land Area	~1.16 Acres ~50,580 SF
Parking Stalls	~55 approx.
Zoning	New Zoning - N5C[852] H(25) Former Zoning - R5B[852] H(25)
Property Taxes	~\$313,252 (2025)
Services	Connected to City water, sanitary & storm water. Hydro Ottawa electrical services & Enbridge gas service
Access	Two access points with drop lane in front of the property and direct access to the parking lot

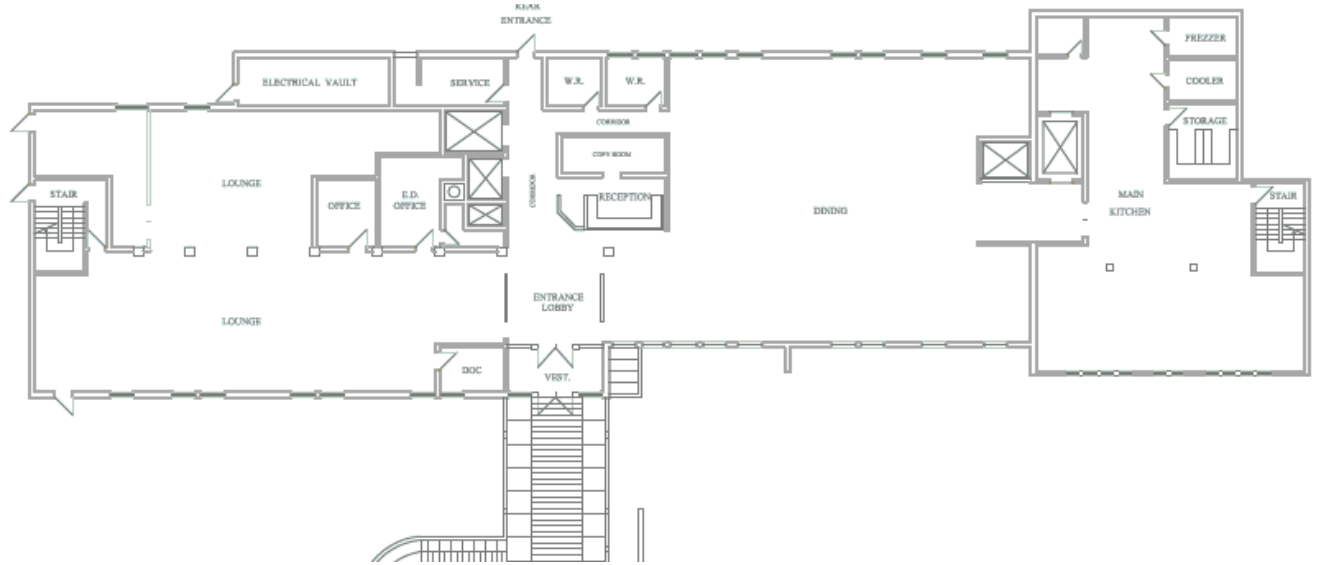


FLOOR PLANS

Lower Level



Main Floor



Typical Floor

Second to Eight



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