

237-239

Metcalfe Street
OTTAWA, ON

Landmark Heritage Office Building For Sale

INTERACTIVE VIDEO

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237-239

Metcalfe Street

OTTAWA, ON

Located at the corner of Somerset Street in downtown Ottawa, 237 Metcalfe Street is a distinguished three-storey Victorian-style heritage building constructed between 1876 and 1877 and extensively refurbished in recent years. The property holds notable historical significance as the former Official Residence of Canada's third Prime Minister, the Right Honourable John Thompson (1892-1894).

The property comprises a three-storey office building with a partially finished basement and onsite exterior parking. It offers an above-grade gross floor area (GFA) of 7,367 square feet (sf), plus an additional 2,940 sf of finished and unfinished basement area, for a total building area of approximately 10,307 sf.

Ideally situated in the heart of downtown, the building enjoys proximity to parks, restaurants, schools, and essential services. Its central location provides excellent accessibility—just minutes from Highway 417 and approximately 1 km from the Parliament LRT station—making it a highly convenient and strategic address for any business.



Property Overview

Address: 237-239 METCALFE ST
OTTAWA ON K2P1R2

Location: Located on the corner of Metcalfe Street and Somerset Street West

Asking Price: \$3,850,000.00

Parking: +/- 12 parking spots

Lot Size: 9,300.01 ft²
(0.213 acres)

Zoning: TM[2186]H(18)

Phase 1: ESA completed
in July 2025

Key Highlights:

- Three (3) storey heritage office building
- Abundance of natural light in rooms
- Building has a total of +/- 20 offices, with boardrooms, several washrooms, one (1) shower and one (1) kitchen
- Roof repair - Interlock metal roofing system installed in 2003/2004
- Foundation repair 2020
- Branding opportunities



Available Areas

1st Floor: +/- 2,976 sf

2nd Floor: +/- 2,916 sf

3rd Floor: +/- 1,475 sf

Total above grade: +/- 7,367 sf

Basement: +/- 2,940 sf

Estimated yearly expenses

Property tax: \$25,837.85/year (2024)

Hydro: \$13,000.00/year

Water: \$3,000.00/year

Gas: \$5,000.00/year

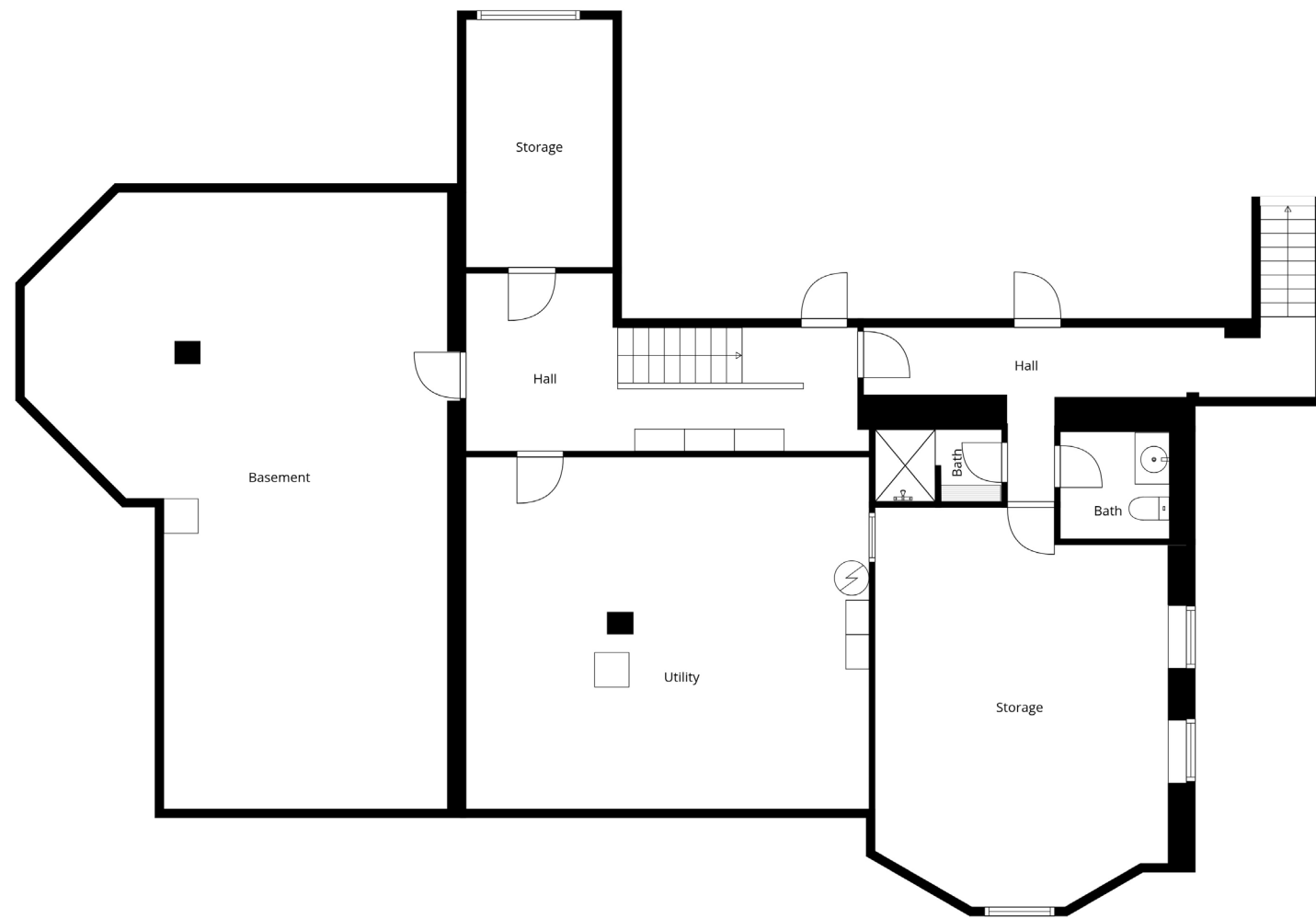
Property maintenance: \$18,000.00/year

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Floor Plan: Basement
+/- 2,940 sf

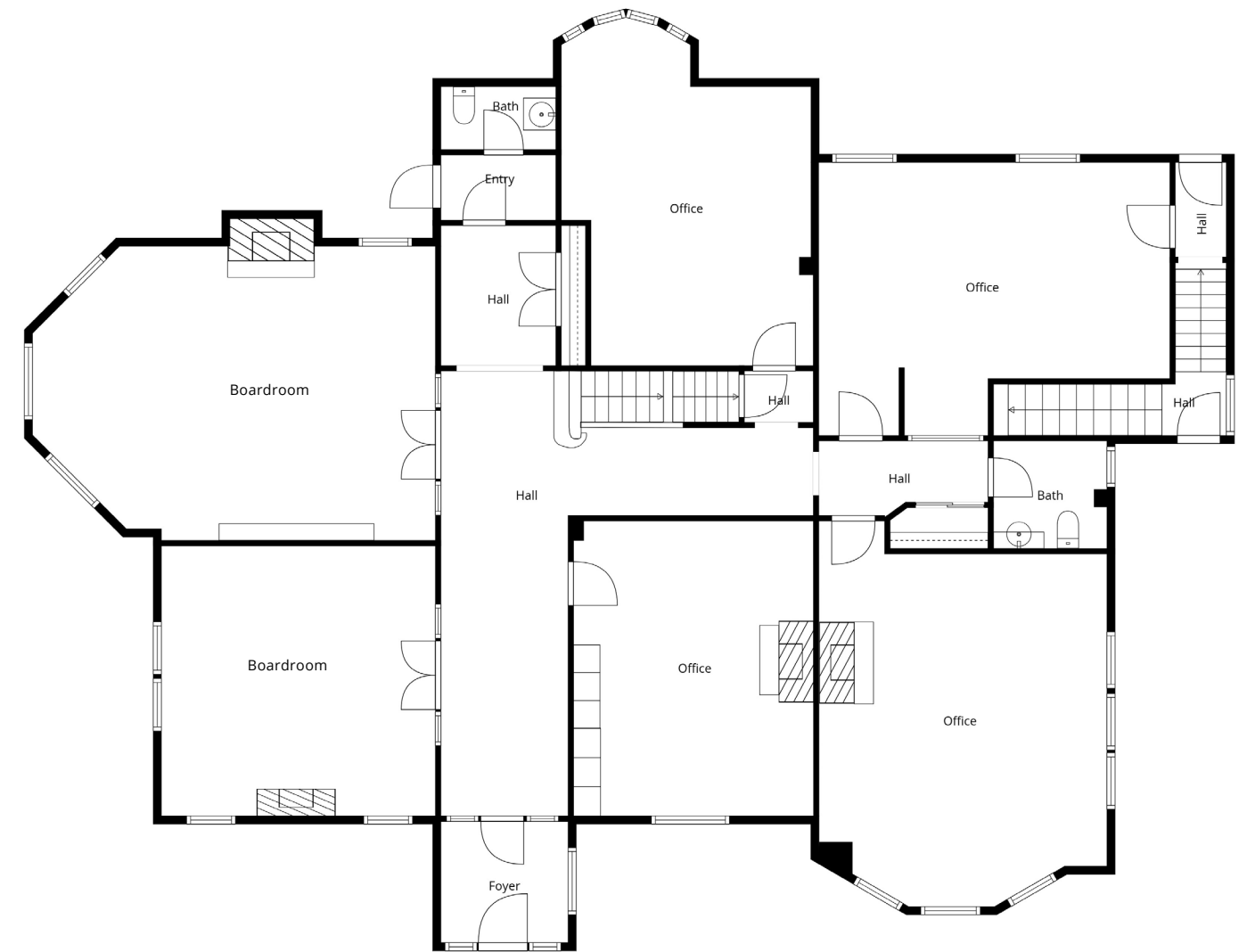


- Key Areas:**
Two (2) Storage areas
One (1) Utility
One (1) Washroom
One (1) Shower

Sizes And Dimensions Are Approximate, Actual May Vary



Floor Plan: 1st Floor
+/- 2,976 sf

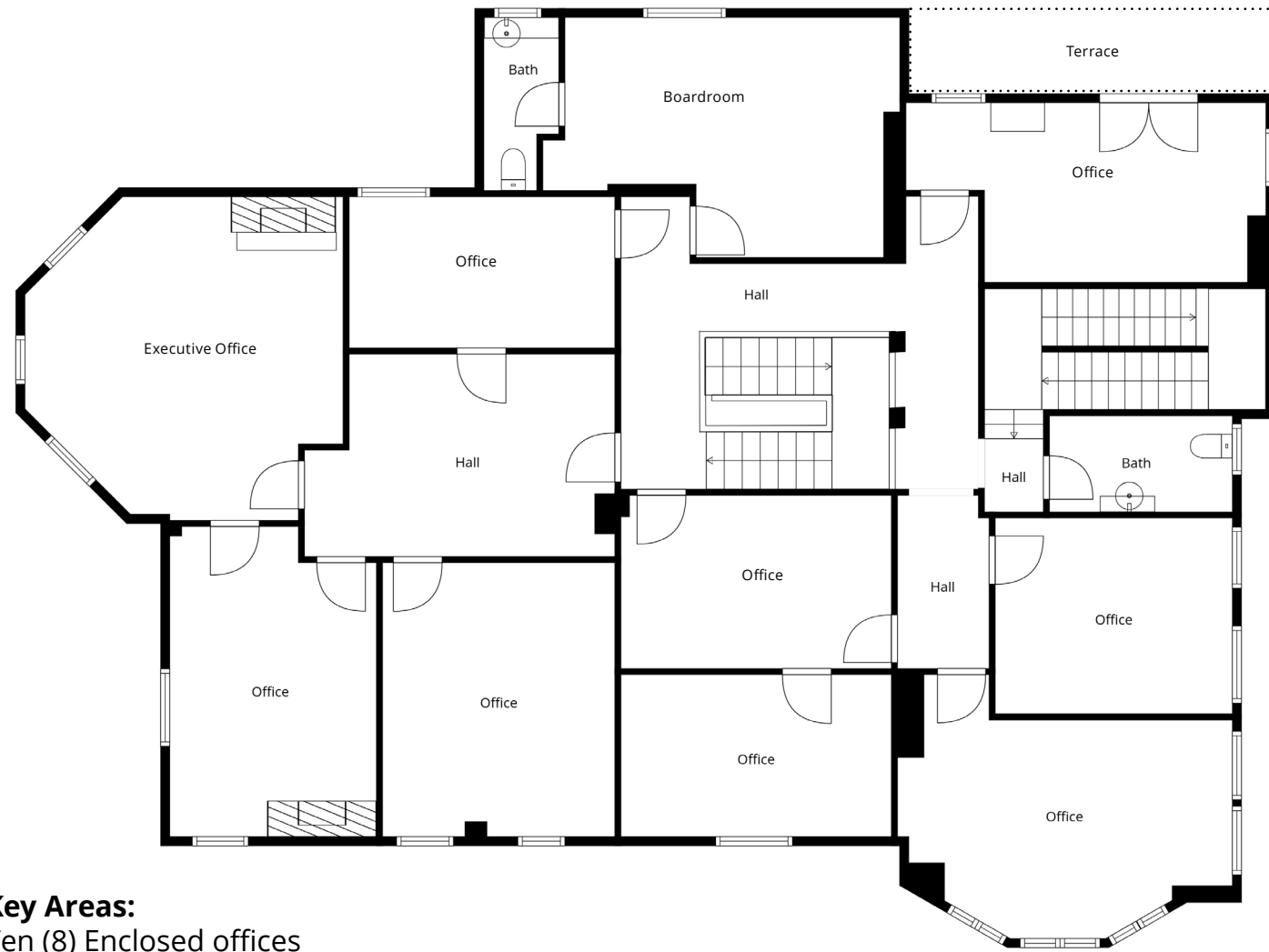


- Key Areas:**
Four (4) Enclosed offices
Two (2) Boardrooms
One (1) Foyer
Two (2) Closets
Two (2) Washrooms

Sizes And Dimensions Are Approximate, Actual May Vary



Floor Plan: 2nd Floor
+/- 2,916 sf

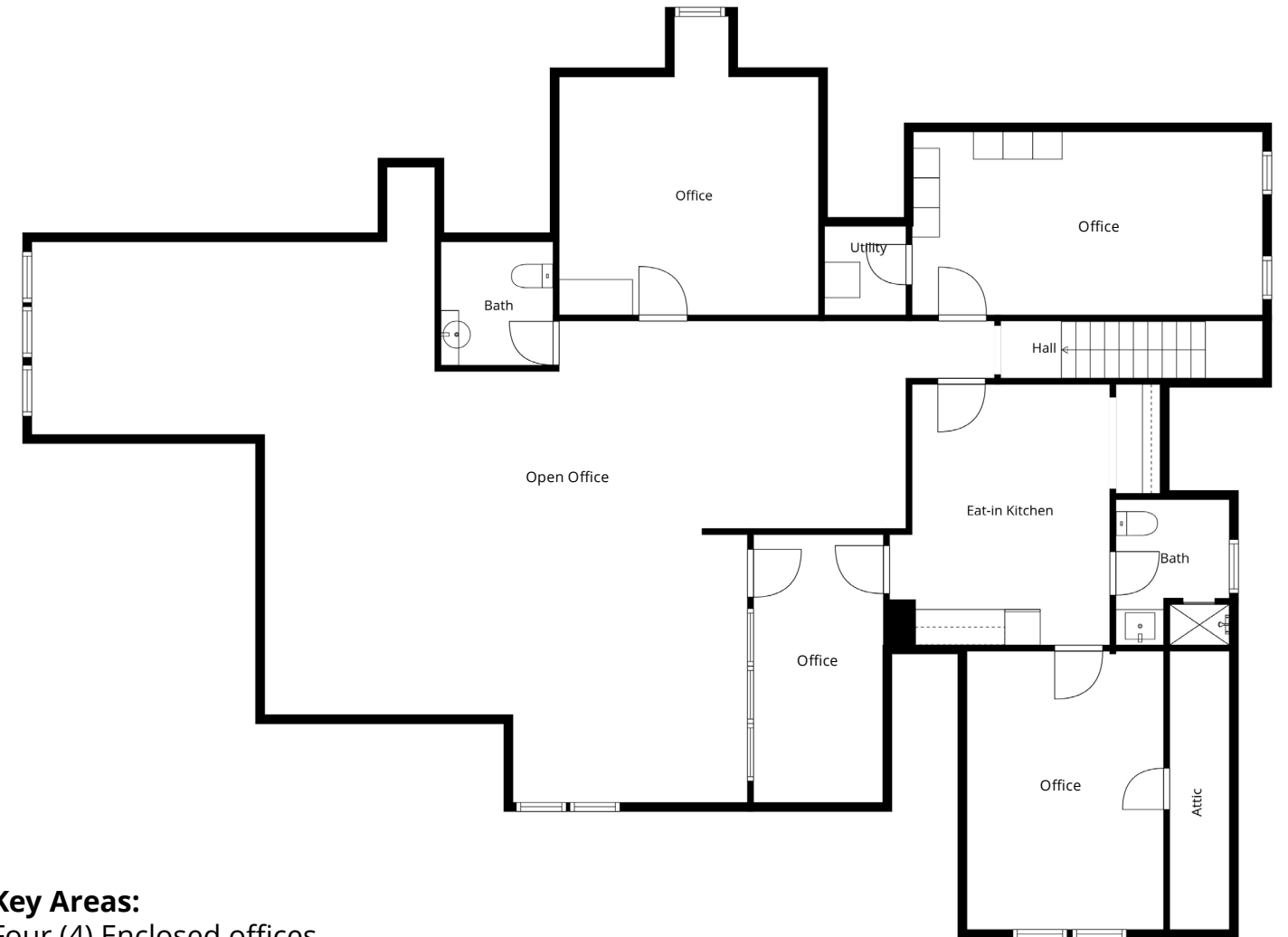


- Key Areas:**
 Ten (8) Enclosed offices
 One (1) Executive office
 One (1) Boardroom
 One (1) Hallway
 Two (2) Washrooms

Sizes And Dimensions Are Approximate, Actual May Vary



Floor Plan: 3rd Floor
+/- 1,475 sf



- Key Areas:**
 Four (4) Enclosed offices
 One (1) Open office area
 One (1) Utility room
 Two (2) Washrooms (One shower)
 One (1) Kitchen area

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Get more information

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Location Details

Ideally located in Ottawa's Centretown district, 237-239 Metcalfe Street offers convenient access to a wide range of nearby amenities including restaurants, cafés, parks, fitness centers, government offices, and essential services. The property's central location provides unmatched accessibility to major transportation routes and public transit, including the future LRT station.

Travel Distances

| | |
|------------------------------|-------------------|
| Parliament LRT station | 1.0 km 4 mins |
| Highway 417 | 1.5 km 4 mins |
| Downtown, Ottawa | 1.1 km 4 mins |
| Kanata, Ottawa | 22.0 km 21 mins |
| Ottawa International Airport | 12.6 km 17 mins |