

237-239

Metcalfe Street
OTTAWA, ON

Landmark Heritage Office Building For Sale

INTERACTIVE VIDEO

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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~~ \$3,650,000.00
Parking:	+/- 12 parking spots
Lot Size:	9,300.01 ft² (0.213 acres)
Zoning:	CM1[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 +/- 15 offices, with three (3) 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

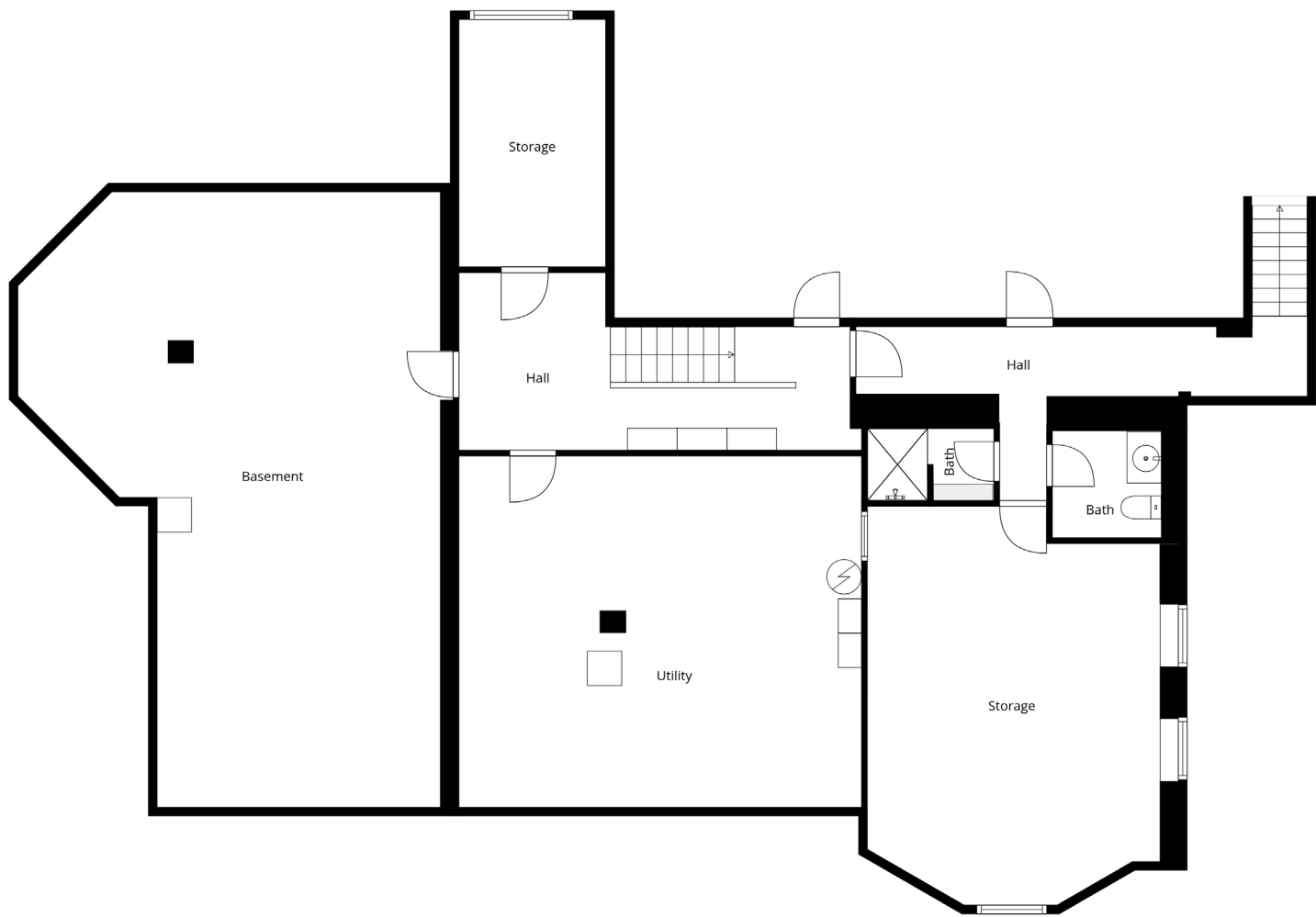
Property tax:	\$25,837.85/year (2024)
Hydro:	\$13,000.00/year
Water:	\$3,000.00/year
Gas:	\$5,000.00/year
Property maintenance:	\$18,000.00/year

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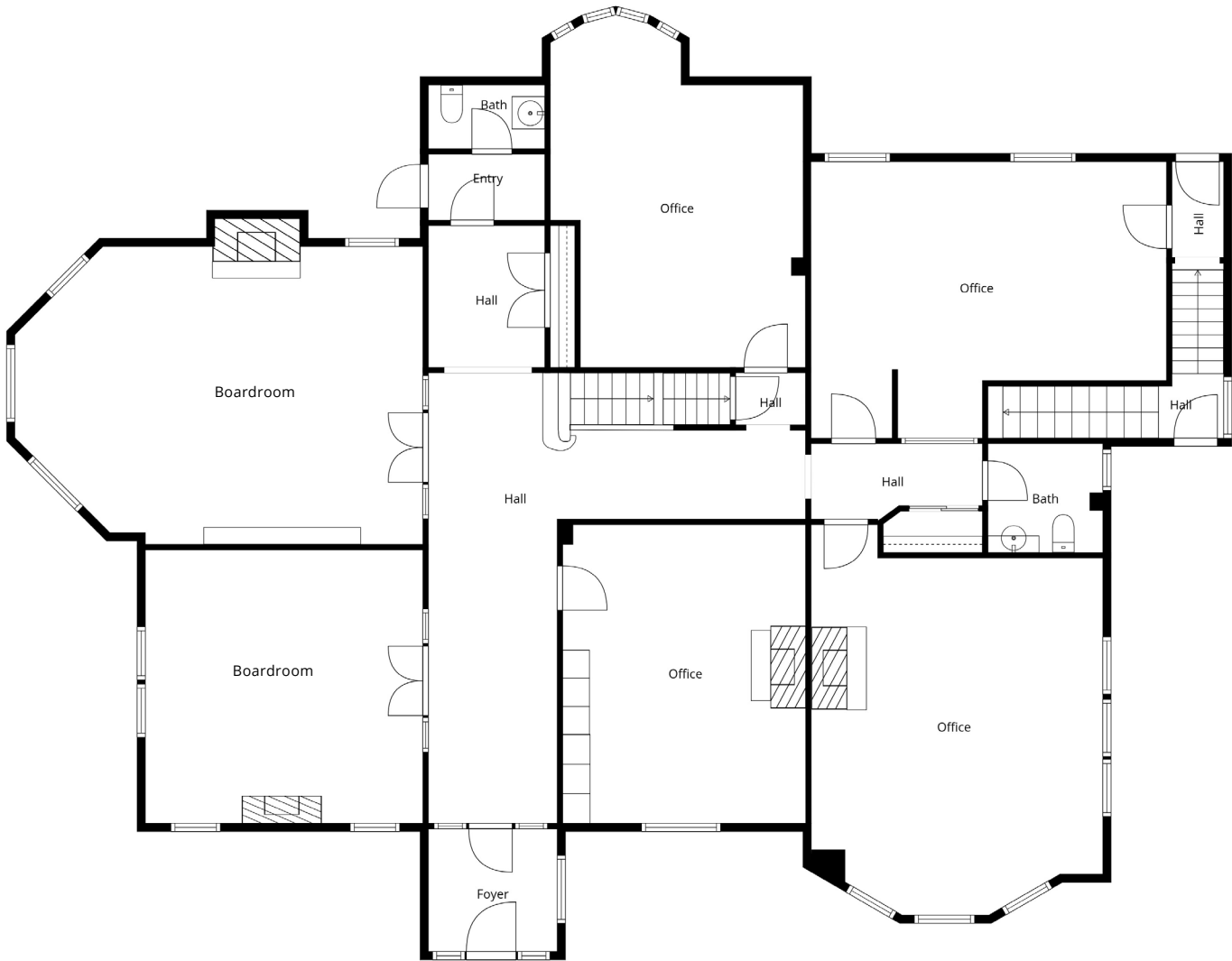
Floor Plan: Basement
+/- 2,940 sf



- 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

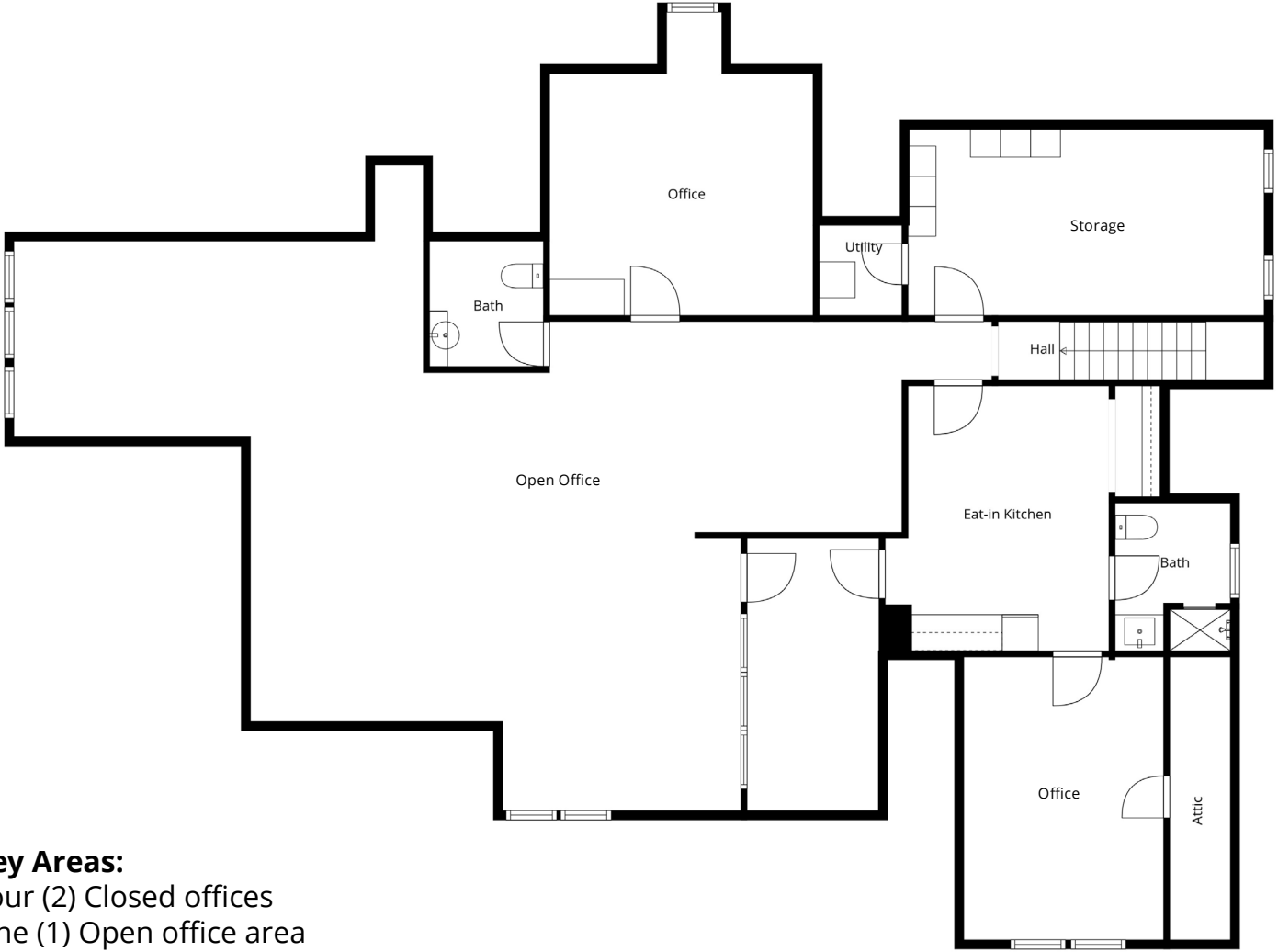


- Key Areas:**
Ten (8) Enclosed offices
One (1) Executive office
One (1) Boardroom
One (1) Hallway
Two (2) Washrooms

Sizes And Dimensions Are Approximate, Actual May Vary



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



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

Sizes And Dimensions Are Approximate, Actual May Vary





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



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Get more
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