

# FOR SALE / FOR LEASE

OWNER-USER / RE-DEVELOPMENT OPPORTUNITY

Marcus & Millichap

## 533 CLARENCE STREET, WINCHESTER, ON



### PROPERTY HIGHLIGHTS INCLUDE:

- Situated on approximately 3.87 acres
- Gross Building Area of approximately 31,582 square feet
- The original building was constructed in 1976, with additions in 1980, 1984 and last addition is believed to have been erected in the 1990's
- Currently a 41-room / 72-resident long term care facility known as Dundas Manor Long-Term Care Home
- Most rooms have a 2pc with shared bath and shower rooms, hallway washrooms
- 40 surface parking spaces
- Property to be decommissioned in 2026 and deemed surplus
- Good local access
- Zoned and designated as I:Institutional
- Municipality indicates an openness to explore other uses considering the location next to the hospital, including a medical clinic and/ or residential uses
- **Ideal Affordable / Transitional / Group / Community Housing and Co-Living repositioning candidate**
- Realty Taxes TBD - LTC facility was Tax Exempt
- Offered For Sale / For Lease "As Is Where Is" and "In Vacant Possession"
- **Asking Price: \$1,500,000**

### EXCLUSIVELY LISTED BY:

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## WINCHESTER IN A SNAPSHOT

Winchester Village is one of the largest urban areas within the Township of North Dundas, approximately 40 km south of downtown Ottawa. This village is typical of many similar Eastern Ontario towns and villages in that it provides low-order services such as banking, local shopping, schools, an arena, a library, etc. Winchester Hospital, which services the local region is also located in this community. The local employment base consists of a few small industries and service-oriented businesses.

The property is located in the central part of the Village of Winchester. The Winchester Memorial Hospital is situated immediately to the east of the property, the North Dundas Medical Clinic is immediately to the south, and the new Dundas Manor development site is to the rear and west. Opposite Clarence Street is a low-rise apartment building. There is a newer modern residential development to the west of Clarence Street. The village has seen some good residential development over the past few years most notably a 55+ community.



## OTTAWA REGION OVERVIEW

Ottawa is Canada's capital city and the nation's fifth-largest census metropolitan area, located along the south bank of the Ottawa River in southeastern Ontario. Paired with Gatineau, Quebec, it forms the Ottawa-Gatineau region. Positioned between Toronto and Montréal, the metro benefits from strong interprovincial connectivity and a highly stable economic base. A large federal government presence, multiple post-secondary institutions, and a relatively moderate cost of living continue to support a high standard of living. Beyond the public sector, Ottawa's technology ecosystem has expanded steadily, where strengths in software, telecommunications, and cybersecurity support a growing startup environment. This diversification has fostered a younger, highly educated labour force that underpins strong long-term growth prospects. Continued investment in light-rail transit is improving mobility across the metro and is supporting more balanced residential and commercial development.

### METRO HIGHLIGHTS



#### FEDERAL GOVERNMENT

As Canada's capital, Ottawa's economy is heavily driven by federal government employment, which remains one of the city's largest and most stable sectors.



#### HEALTH & LIFE SCIENCE

Anchored by major hospitals and research institutions, Ottawa's health and life sciences sector is gaining momentum. Population growth and aging demographics are driving continued investment.



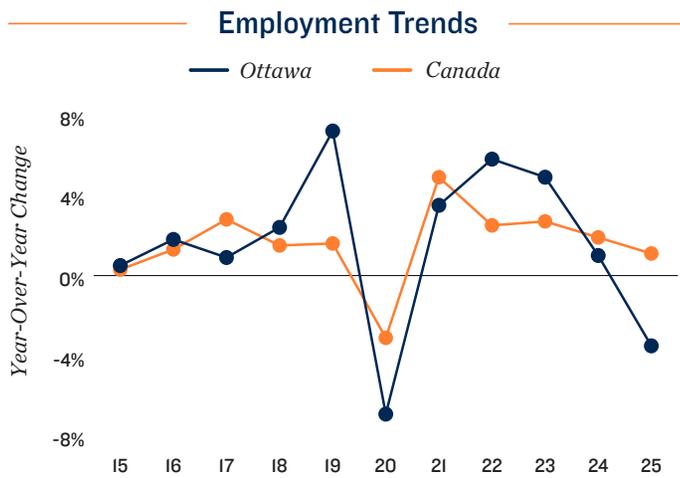
#### TECHNOLOGY HUB

Ottawa is a major tech hub, especially the city's suburban submarket of Kanata. The metro is home to over 1,700 tech companies, with a strong presence in software, telecommunications, and cybersecurity.



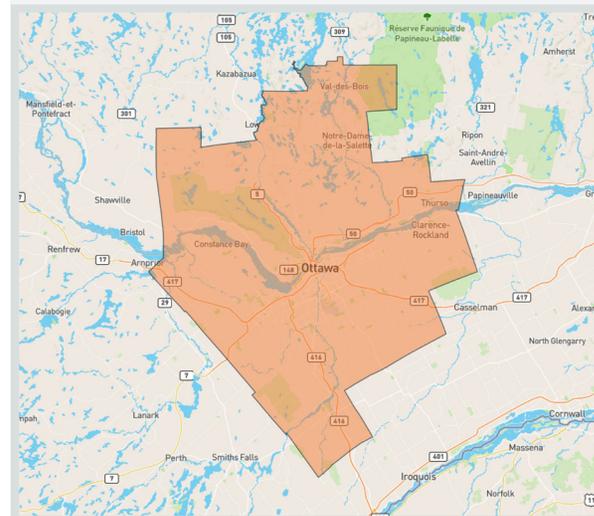
## ECONOMY

- Ottawa's employment base is among the most stable in Canada, owing to large public and education sectors. This resilience has helped the metro outperform during economic slowdowns and provides a dependable foundation for long-term growth.
- Ongoing LRT expansion is reshaping development patterns across the metro. Improved connectivity is accelerating transit-oriented intensification, particularly in suburban and secondary nodes, and influencing future site selection for both residents and employers.
- Ottawa has emerged as a hub for defense and cybersecurity. Expanding defense spending under the Carney administration is reinforcing employment growth and long-term economic prospects.



## MAJOR AREA EMPLOYERS

- Canadian Broadcasting Corporation
- Statistics Canada
- Shopify
- University of Ottawa
- Canada Mortgage and Housing Corporation
- Carleton University
- Children's Hospital of Eastern Ontario
- Bank of Canada
- Adobe Systems Canada
- Tomlinson Group of Companies



## SHARE OF 2025 TOTAL EMPLOYMENT

- 7% **MANUFACTURING, UTILITIES, TRANS, AND WAREHOUSING**
- 10% **PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES**
- 22% **GOVERNMENT**
- 7% **LEISURE AND HOSPITALITY**
- 12% **RETAIL AND WHOLESALE**
- 5% **FINANCE, INSURANCE, AND REAL ESTATE**
- 7% **CONSTRUCTION, MINING, AGRO, AND NATURAL RESOURCES**
- 20% **EDUCATION, HEALTH CARE, AND SOCIAL SERVICES**
- 2% **INFORMATION**
- 8% **OTHER SERVICES**

Note: Figures are rounded to nearest whole percentage point

## DEMOGRAPHICS

- The metro consistently ranks among Canada’s most educated labour markets, supporting strong productivity and above-average household incomes. This depth of talent continues to attract knowledge-based employers.
- Population growth in Ottawa tends to be steady rather than volatile, driven by employment stability and domestic migration due to the metro’s lower cost of living.
- Ottawa’s bilingual environment and diverse population provide employers with access to a multilingual workforce. This characteristic supports national organizations, international agencies, and service-oriented industries.

## QUALITY OF LIFE

Ottawa continues to offer a high standard of living, supported by nationally significant cultural institutions, including the National Arts Centre, the National Gallery of Canada, and an extensive network of museums. A growing base of young professionals and knowledge-based workers has contributed to a more vibrant downtown, expanding the city’s restaurant, nightlife, and entertainment offerings, and reinforcing its evolution into an 18-hour city. Ongoing expansion of the light-rail transit system is improving mobility across the metro, enhancing access to employment nodes and reshaping how residents and businesses interact with the urban core. Complementing its cultural and lifestyle appeal, Ottawa is home to several professional sports franchises, including the NHL’s Ottawa Senators, the CFL’s Ottawa Redblacks, and professional soccer club Atlético Ottawa.

### SPORTS

Ice Hockey | **NHL**  
Ottawa Senators  
Football | **CFL**  
Ottawa Redblacks  
Soccer | **CPL**  
Atlético Ottawa



### EDUCATION

The University of Ottawa  
Carleton University  
Algonquin College



### ARTS & ENTERTAINMENT

National Gallery of Canada  
Canadian Museum of History



## QUICK FACTS



POPULATION  
**1.7M**  
2025-2030  
Growth:  
7%



HOUSEHOLDS  
**668K**  
2025-2030 Growth:  
7%



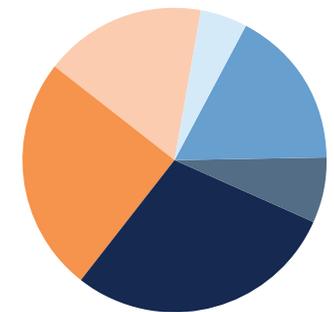
UNI EDUCATION  
**40%**  
Canada Total:  
30%



MEDIAN HOUSEHOLD INCOME  
**\$114,556**  
Canada Median:  
\$94,619

\* Forecast

## 2025 POPULATION BY AGE



Sources: Marcus & Millichap Research Services; Environics; Statistics Canada

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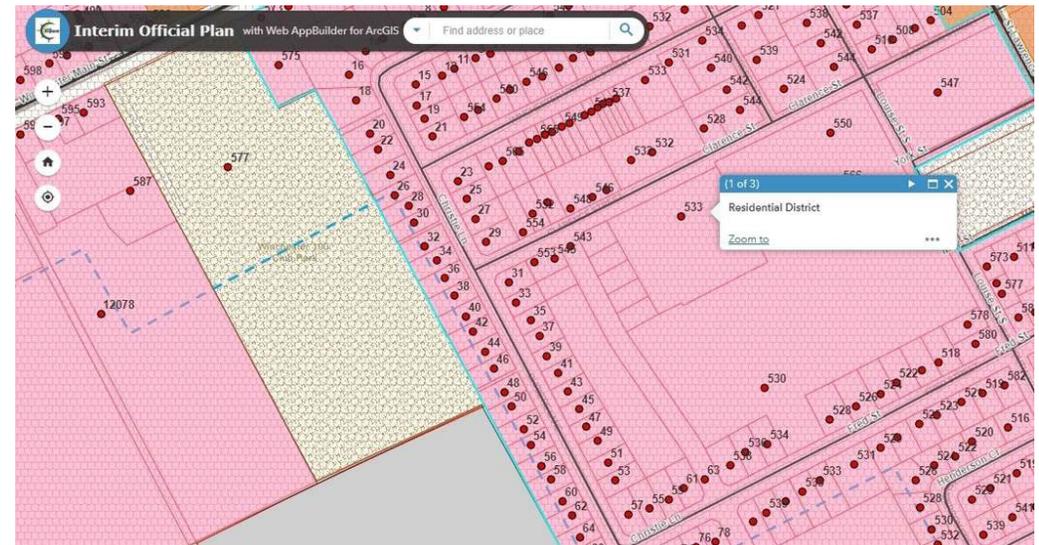


## ZONING - I: INSTITUTIONAL LAND

<b>Current Use</b>	Senior Care Facility
<b>Zoning Jurisdiction</b>	Township of North Dundas
<b>Zoning Code</b>	I: Institutional
<b>Zoning Description</b>	Section 15. INSTITUTIONAL (I) ZONE
<b>General Plan Designation</b>	The Official Plan designates the area as RD: Residential District and is within the Urban Settlement and Servicing Plan
<b>Permitted Uses</b>	15.1 PERMITTED USES: 1. NON-RESIDENTIAL USES: accessory office, restaurant, personal service shop and retail store, assembly hall, community centre, church, home for the aged, hospital, institution, medical clinic, museum, nursing home, public use, religious institution, school, other uses in accordance with Section 4.2. RESIDENTIAL USES: Nil

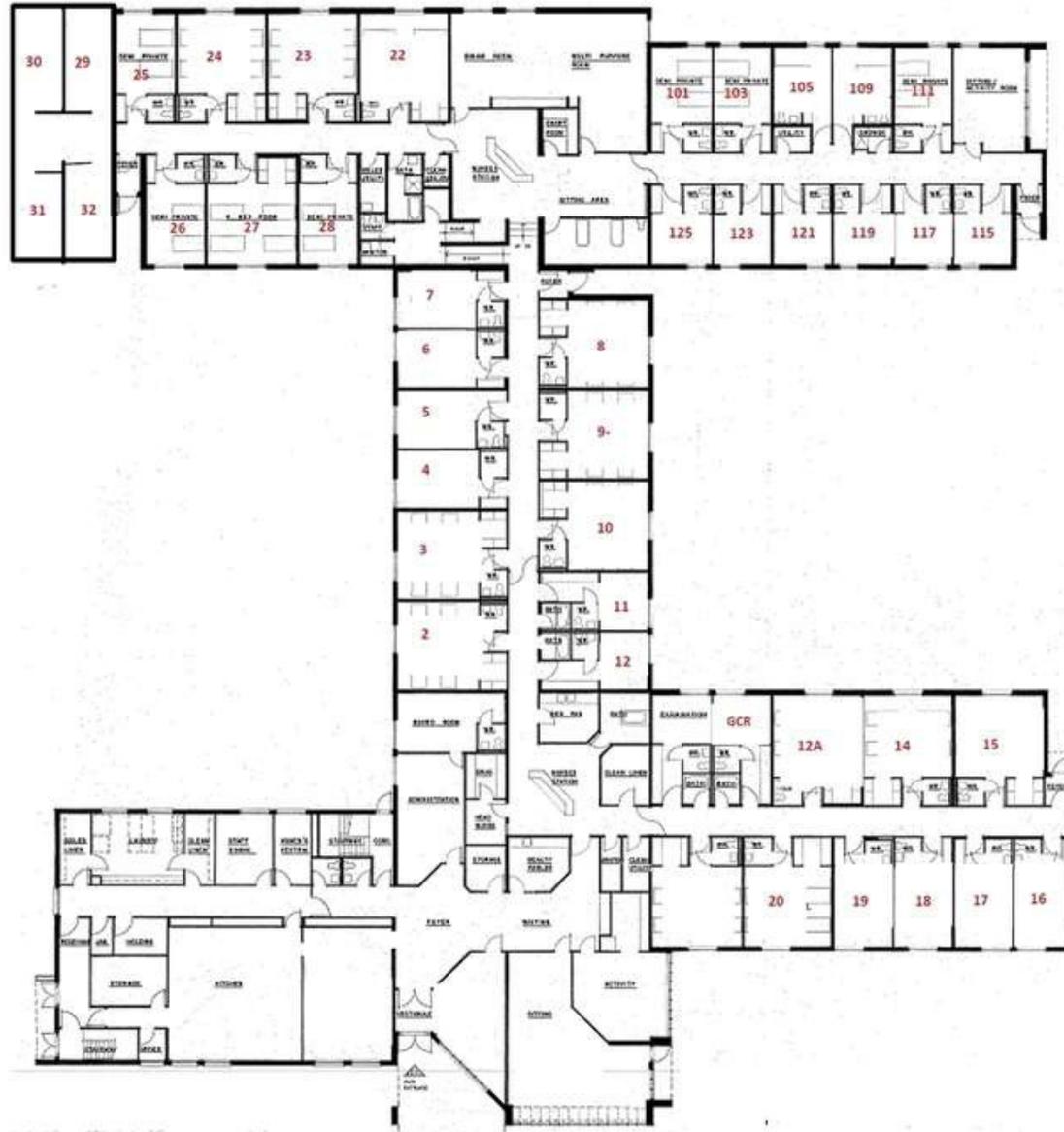
## CONFORMITY COMMENTS

The property in its present form and operation is believed to conform with the existing zoning regulations. It is assumed that all required permits and approvals were obtained to allow for the various changes and renovations to the building(s) and that all work and materials are in compliance with all applicable codes and regulations. That said, a site plan agreement would be required if the property was to be changed to any alternative type uses.





## FLOOR PLANS



# NON - E N D O R S E M E N T & D I S C L A I M E R N O T I C E

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