

\$2,195,000

FOR SALE

505

O'CONNOR ST.

OTTAWA, ON

**MEDICAL OFFICE &
MULTI-FAMILY INVESTMENT**



**CUSHMAN &
WAKEFIELD**

Ottawa

PROPERTY OVERVIEW



505 O'Connor Street presents a rare opportunity to acquire a mixed-use property in the heart of Ottawa's highly desirable Glebe neighbourhood. Situated on the corner of O'Connor Street and Monkland Avenue, the ~4,400 square foot building features a ground-floor commercial space (~1,800 SF), currently operating as a medical office, which can be delivered vacant or open to short-term leaseback. With recent capital improvements, including a recently upgraded boiler, furnace, a/c & roof, the space is ideally suited for medical or professional uses. Its prominent corner location offers excellent visibility, with signage potential, and convenient access to transit and Highway 417.

Above the commercial space are two fully leased residential units, each occupying its own floor: a spacious three-bedroom unit (~1,800 SF) and a two-bedroom unit (~800 SF). These units provide steady cash flow and appeal to a wide tenant base, including families, professionals, and students, thanks to the Glebe's walkable amenities, nearby retail, and proximity to Bank Street. This offering is well suited for owner-users seeking to occupy quality space while benefiting from the residential rental income, or investors looking for long-term value in a stable, centrally located asset.



INVESTMENT HIGHLIGHTS



OWNER-OCCUPIER OPPORTUNITY

An ideal opportunity for a medical or professional user to secure ownership in Ottawa's sought-after Glebe neighbourhood. The ground floor offers approximately 1,800 square feet of turnkey medical office space, currently improved with six exam rooms, two private offices, a large waiting area, and an administrative/reception space. The Property is zoned to permit medical use on the ground floor, allowing for up to three physicians. The space can be delivered vacant or with a short-term leaseback, making it well-suited for a range of healthcare or professional uses. Positioned on a prominent corner along a major thoroughfare, the Property offers excellent visibility and signage potential. Two fully leased residential units on the upper floors provide stable income, allowing an owner-user to benefit from both functional space and long-term investment upside.

GENEROUS RESIDENTIAL UNITS

The Property features two residential units, each occupying its own floor and offering spacious living. The second floor comprises a generous three-bedroom unit spanning approximately 1,800 square feet, while the third floor offers a comfortable two-bedroom unit totaling 800 square feet. These units are highly desirable due to their ample space and prime location, appealing to families, young professionals, and university students alike.

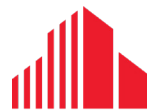
LOCATION

Strategically positioned in Ottawa's highly desirable Glebe neighbourhood, the Property benefits from the area's unique charm, historic character, and abundance of nearby amenities. A transit stop is located just steps away, while Highway 417 on- and off-ramps are only minutes from the site, providing excellent connectivity. Nearby, a retail plaza featuring a Loblaws and LCBO adds everyday convenience for both tenants and visitors. The Property is also within close proximity to Bank Street, one of Ottawa's primary commercial corridors, known for its vibrant mix of restaurants, cafés, and boutique shops.

PROACTIVE CAPITAL PROGRAM

Significant capital upgrades have been completed, including a 2021 boiler, two A/C units installed in 2016, a 2012 furnace, and a roof replacement in 2018, enhancing the building's operational efficiency and reliability.

BUILDING HIGHLIGHTS



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PROPERTY FEATURES

Building Size: ~4,400 SF

Year Built: 1913

Commercial Size: ~1,800 SF

Floors: 3

Residential Units: 2

Zoning: R1MM[504] H(10.5)

Lot Size: 0.12 acres



INTERIOR PHOTOS

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MEDICAL OFFICE



INTERIOR PHOTOS

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RESIDENTIAL UNITS



LOCATION OVERVIEW



"The Glebe: Local Life, Lively Streets"





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