

248

MCARTHUR AVENUE

OTTAWA, ONTARIO, CANADA

INVESTMENT SUMMARY



THE OFFERING

Institutional Property Advisors, a division of [REDACTED], is offering for sale a 100% freehold interest in 248 McArthur Avenue, Ottawa, Ontario (the “Property”).

The Property is a 45,520 square foot flex industrial/office building located just east of Ottawa’s downtown core. Positioned on a 3.51-acre site with frontage along McArthur Avenue, the building offers a rare combination of industrial functionality and central accessibility. The asset sits in a well-established urban node with direct access to the Vanier Parkway and Highway 417.

The Property is fully leased to Public Works and Government Services Canada (PWGSC), an agency of the Federal Government of Canada. More specifically, utilized by Employment and Social Development

PROPERTY DETAILS

Callouts.	
Building Size	45,520 SF (with an additional 2,000 SF of mezzanine)
Land Area	3.51 acres (152,998 SF)
No. of Tenants	One (1)
Occupancy	100%
Tenants	PWGSC
Year Built	1948 (with multiple additions)
Ceiling Height	18 feet
Shipping	1 Garage Door 3 Double Doors
Frontage	354.4 ft
Zoning	TM – Traditional Mainstreet



SIZE (SF)
45,520



LAND AREA (AC)
3.51



CEILING HEIGHT
18 feet



OCCUPANCY
100%



WALT (YRS)
~4.3

PROPERTY HIGHLIGHTS

SECURE FEDERAL GOVERNMENT TENANCY

Fully leased to Public Works and Government Services Canada (PWGSC), the Property delivers contractual short-term, stable income backed by a AAA-rated federal covenant. As a strategic operations site for the Government of Canada, the tenancy reinforces the asset's importance to the Federal Government.

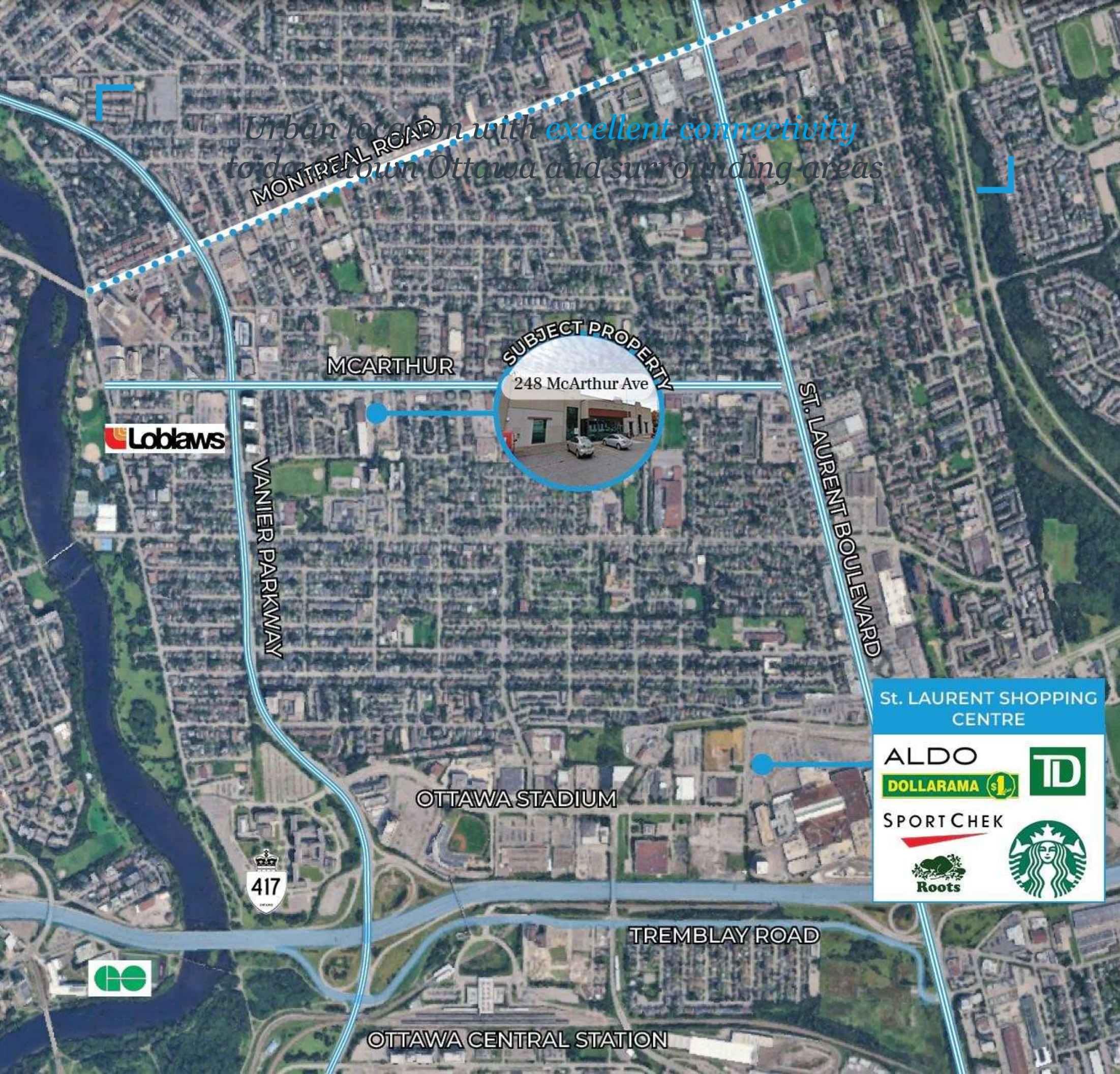
EFFICIENT FLEX CONFIGURATION

The building spans 45,520 square feet and is designed with a practical flex layout, combining office and warehouse uses in a linear, side-by-side format. The warehouse component measures approximately 300 feet in length, while the office section extends roughly 220 feet, both maintaining a consistent 30-ft width.

STRATEGIC URBAN LOCATION

Highly strategic location within the Montreal Road Secondary plan, in proximity to key transportation infrastructure. Situated just 2.1 km away from Highway 417, the property provides seamless connectivity to Ottawa's core and other major hubs like Montréal and Toronto via Highways 416 and 401.





LOCATIONAL OVERVIEW

VANIER, OTTAWA, ON

248 McArthur Avenue is located in Ottawa’s east end within the neighbourhood of Vanier, offering excellent connectivity to the downtown core and broader city via key arterial routes. The Property is positioned just south of Montreal Road, a major east-west corridor, and benefits from direct access to the Vanier Parkway, which provides efficient north-south movement and links to Highway 417. This strategic location places it less than 10 minutes from Parliament Hill and the central business district, making it well suited for users requiring regular access to core government and commercial nodes.

The area is well integrated with Ottawa’s public transportation network. OC Transpo routes serve McArthur Avenue directly, with nearby frequent service along Montreal Road providing fast connections to the Rideau Centre, University of Ottawa, and other high-traffic destinations. The neighbourhood is also poised to benefit from the continued expansion of the city’s light rail transit (LRT) system, with Tremblay Station (on the Confederation Line) and St-Laurent Station both located within a short drive or transit ride, enhancing accessibility for commuters.

McArthur Avenue is part of a dense urban fabric that bridges older inner-city neighbourhoods with evolving residential and commercial districts. The corridor is flanked by a mix of long established residential areas and intensifying midrise developments, reflecting broader revitalization efforts in Vanier and surrounding communities. Its proximity to the downtown core, combined with access to major transportation infrastructure, positions the area as a well connected and increasingly prominent location within Ottawa’s urban landscape.

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OTTAWA, ON, CANADA

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