ROYAL LEPAGE® COMMERCIAL™

FOR SALE · UPSIDE: EVENTS, LIVE SHOWS, STUDIOS, RETAIL & OFFICE LEASING

MIXED-USE HERITAGE INN & VENUE

The Baldachin Inn

111–117 St. Lawrence Street, Merrickville, ON



- Inn, restaurant and lounge, ballroom and street-front retail in one heritage mixed-use building
- Upside in events and live performances with food and beverage service
- Studio and rehearsal space, or lease the retail and second-floor space to retail or office tenants
- About 21,084 sf with 11 guest rooms and 2 apartments, and a service elevator to all four levels
- Landmark 1861–63 stone building at Merrickville's main intersection, steps from the Rideau Canal locks

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THE OPPORTUNITY

A landmark on the Jewel of the Rideau



The Baldachin Inn is the landmark stone commercial block at the main intersection of Merrickville, steps from the Merrickville Locks on the Rideau Canal UNESCO World Heritage Site. Built in 1861–63, it offers about 21,084 sf of interior space on a corner lot: a ground-floor restaurant and lounge, street-front retail, guest suites, and a ballroom that has hosted weddings, conferences, entertainment and more. The current ownership of 37 years has lovingly maintained the property with scheduled capital replacements and improvements, including the roof, windows, stone repointing, HVAC systems and more.

±21,084 sf Interior area above grade (iGUIDE measurement)	**1861–63** Built of stone; designated under the Ontario Heritage Act	**±0.22 ac** Corner lot at St. Lawrence and Main	**C1** General Commercial zoning

UPSIDE

Upside potential

1. Today the ballroom hosts weddings, conferences and entertainment. There is clear upside in building consistent event bookings around the ballroom, the dining room and lounge, and the guest suites on site: weddings, corporate retreats, conferences, concerts and private functions.
2. The ballroom and the other large spaces can also work as performance halls for comedy, improv theatre, concerts and more. Paired with the restaurant and bar, the building can host shows with food and beverage service and become a destination concert venue that draws audiences from across the region and beyond, while the guest rooms host travelling performers.
3. The building also lends itself to conversion into an arts school, performing arts centre or concert facility. The large retail spaces and the second-floor commercial space can become studios and rehearsal halls, with the ballroom as the performance venue. The ballroom can also serve as the largest rehearsal hall, big enough for a full orchestra, a theatre company, a dance production and more. Guest rooms can be converted to offices, private rehearsal spaces, or recording studios for audio and video production companies, and the high-ceilinged attic on the fourth level can be improved into usable space for additional practice rooms or lodging.
4. The upside can also be as simple as leasing: the ground-floor retail spaces are currently rented, the second-floor commercial areas are rented to one of the ground-floor tenants, and these spaces can continue to be leased to retail or office tenants.
5. The restaurant is owner-operated, so a buyer can lease it to a new restaurant tenant or run it as a culinary school, or the building can become a brewpub.

Permitted uses under C1 zoning

Under the C1 General Commercial zone, the by-law permits a wide range of commercial, hospitality, institutional and residential uses. Together with the building's past and present uses, that opens several directions for a buyer:

BOUTIQUE HOTEL OR INN continue and grow the existing inn, restaurant and event business (hotel, guest house, restaurant, beverage room)	**EVENT AND WEDDING VENUE** the ballroom, dining room and lounge suit weddings, banquets, corporate retreats and private functions (assembly hall, place of entertainment)
ARTS, MUSIC, DANCE OR CULINARY SCHOOL studios, rehearsal and teaching space, with the restaurant as a teaching kitchen or public-facing café (commercial school, private school)	**PERFORMANCE VENUE** concerts, comedy, theatre and festival programming in the ballroom (place of entertainment, place of recreation)
WELLNESS, SPA AND FITNESS day spa, yoga, dance, martial arts or fitness studios (personal service shop, commercial sports and recreation establishment)	**RETAIL, GALLERIES AND MAKERS** artisan retail, galleries and custom workshops on a high-traffic corner (retail store, custom workshop)
OFFICES, STUDIOS AND CO-WORKING professional offices or creative studios on the upper floors (office)	**CULTURAL OR COMMUNITY USE** museum, community centre, institution or place of worship
MEDICAL CLINIC OR BANK a medical or wellness clinic, or a bank or financial office, as the building once housed (medical clinic, financial office)	**MIXED USE WITH RESIDENCES** upper-storey dwelling units above ground-floor commercial, subject to the C1 residential regulations

Any change of use or build-out is subject to zoning, building code and heritage approvals. Uses are listed from the C1 permitted uses in Zoning By-law 33-25. The building is heritage designated and protected by an Ontario Heritage Trust easement covering the exterior and select interiors, so changes need heritage approval. Buyers should confirm zoning, permitted uses, licensing and heritage requirements with the Village of Merrickville-Wolford and the Ontario Heritage Trust.

THE PROPERTY

Property details



ADDRESS
111–117 St. Lawrence Street, Merrickville-Wolford, at the corner of St. Lawrence Street (County Road 43) and Main Street

PROPERTY
Four-storey stone heritage building: inn, restaurant and lounge, ballroom, guest suites and retail

ACCOMMODATION
11 guest rooms and 2 apartments, including a large suite that has been used as a bridal suite

TENANCIES
Ground-floor retail rented; second-floor commercial rented to a ground-floor tenant; restaurant owner-operated

ELEVATOR
Service elevator to all four levels, with access to the ground-floor kitchen

BUILT
1861–63

INTERIOR AREA
About 21,084 sf above grade (iGUIDE measurement)

LOT
About 0.22 acre corner lot (about 9,408 sf per parcel register)

ZONING
C1 General Commercial, Merrickville-Wolford Zoning By-law 33-25 (buyer to verify)

HERITAGE
Designated under Part IV of the Ontario Heritage Act (By-law 13-81); Ontario Heritage Trust conservation easement

PIN
68106-0149

Floor areas

SPACE	AREA
Restaurant	2,742 sf
Ballroom level	4,321 sf
Second floor	6,058 sf
Third floor	1,431 sf
Candy Shop retail unit	857 sf
Clothing Store retail unit	1,459 sf
Attic, centre section (unimproved)	2,248 sf
Attic, south section (unimproved)	1,967 sf
Total above grade	**21,084 sf**

The building today

1. The building fills the corner of St. Lawrence and Main, the village's main intersection, with stone façades, a hipped roof, a heavily bracketed cornice and ground-floor shopfronts under segmental arches. Inside, the restaurant and lounge open onto the street through tall windows, with a full bar, a separate dining room under chandeliers and period ceilings. The ground floor and second floor have high ceilings finished with beautiful heritage mouldings.
2. Upstairs, the ballroom is a broad, high-ceilinged open hall with exposed stone walls, a hardwood floor, open joists and a wood truss roof. The upper floors hold 11 guest rooms and 2 apartments, with ensuites, some with fireplaces and soaker tubs, including a large suite that has been used as a bridal suite, and the remaining ground-floor space is street-front retail. The ground-floor retail spaces are currently rented, and the second-floor commercial areas are rented to one of the ground-floor tenants. A service elevator with access to the ground-floor kitchen travels to all four levels, conveniently moving people, equipment, and food and beverage service through the building.

THE PROPERTY

History of the building

Construction began in 1861 under E.H. Whitmarsh and was completed by George Montgomery in 1863 as a department store, believed at one time to be the largest between Montreal and Chicago. The building is known as the Jakes-McLean Block (also the Jakes Block), after two of its owners. Samuel Jakes, a merchant, postmaster, schoolteacher and the village's second reeve, bought it in 1871 and ran a successful general store there into the early 1900s. Harry F. McLean, the millionaire railway builder behind the Montreal Aqueduct, the Abitibi Dam and the rail line to Flin Flon, bought it for his offices in 1943 and became known in the press as “Mr. Giveaway” for handing out cash to strangers. Over the years it has also housed a library, a bank, a dancehall, an inn, offices and apartments. Part of the building reopened as a dining room in 1987, and it has operated as the Baldachin Inn since.



Streetfront retail at grade



Ground-floor retail



Retail with exposed stone



Retail — period columns and pressed ceilings



Restaurant bar



Lounge



Dining room



Dining room and bar



Ballroom



Ballroom — stone walls and hardwood floor



Ballroom — column-free span



Ballroom

The building is designated under Part IV of the Ontario Heritage Act (Village By-law 13-81) and protected by an Ontario Heritage Trust easement covering its exterior and select interiors.

LOCATION

Merrickville: the Jewel of the Rideau





Village of Merrickville · map data © OpenStreetMap contributors · drive times typical

Merrickville sits on the Rideau River and the Rideau Canal in the United Counties of Leeds and Grenville, about an hour southwest of Ottawa, about an hour and twenty minutes from Kingston and about two hours from Montreal. County Road 43 runs through the village toward Smiths Falls to the west and Kemptville and Highway 416 to the east. The canal's flight of three locks and the 1832 Blockhouse, a National Historic Site and the largest on the Rideau, sit a short walk from the property.

1. The Rideau Canal, a UNESCO World Heritage Site since 2007, is the oldest continuously operated canal in North America, and boaters on the Ottawa–Kingston route tie up in the village from May to October.
2. Known as the Jewel of the Rideau, Merrickville won the Communities in Bloom title of prettiest village in Canada and has more buildings designated under the Ontario Heritage Act than any other village its size in the province.
3. Its streets of artisan shops, galleries, studios and restaurants make it a favourite day trip from Ottawa, and Christmas in Merrickville draws thousands of visitors from Ontario and Quebec each December.
4. Jazz festival weekends, Ottawa Jazz Festival touring concerts, historic walking tours, the Rideau Trail and the Rideau Migratory Bird Sanctuary bring visitors through the shoulder seasons.

PHOTOGRAPHS

Exterior, day and night



St. Lawrence Street façade



Façade and signage at night



Aerial toward the Rideau



Aerial at night along St. Lawrence Street



Main Street side from St. Lawrence



Main Street elevation at night

PHOTOGRAPHS

Exterior, day and night



Aerial with the Rideau Canal behind



High aerial over the village at night



Corner elevation



Street-level view of the lit façade



Rear courtyard and garden



Lit shopfronts on Main Street

PHOTOGRAPHS

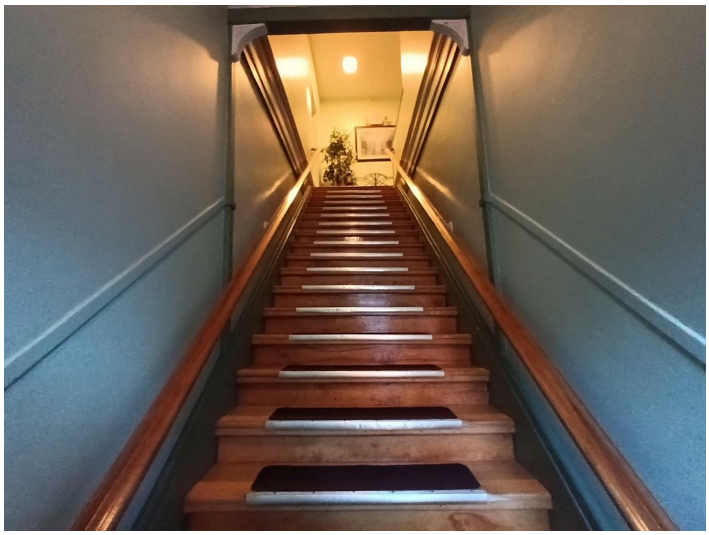
Interior



Ballroom



Lounge and bar



Grand staircase



Bar



Guest suite



Guest suite sitting room

PHOTOGRAPHS

Interior



Suite with soaker tub



Sitting nook



Guest room



Ground-floor retail shop



Service elevator



Second staircase

FLOOR PLANS

Restaurant · 2,742 sf

111 St Lawrence St, Merrickville, ON

Restaurant Interior Area 2742.31 sq ft



0 5 10 ft

PREPARED: 2026/01/25

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

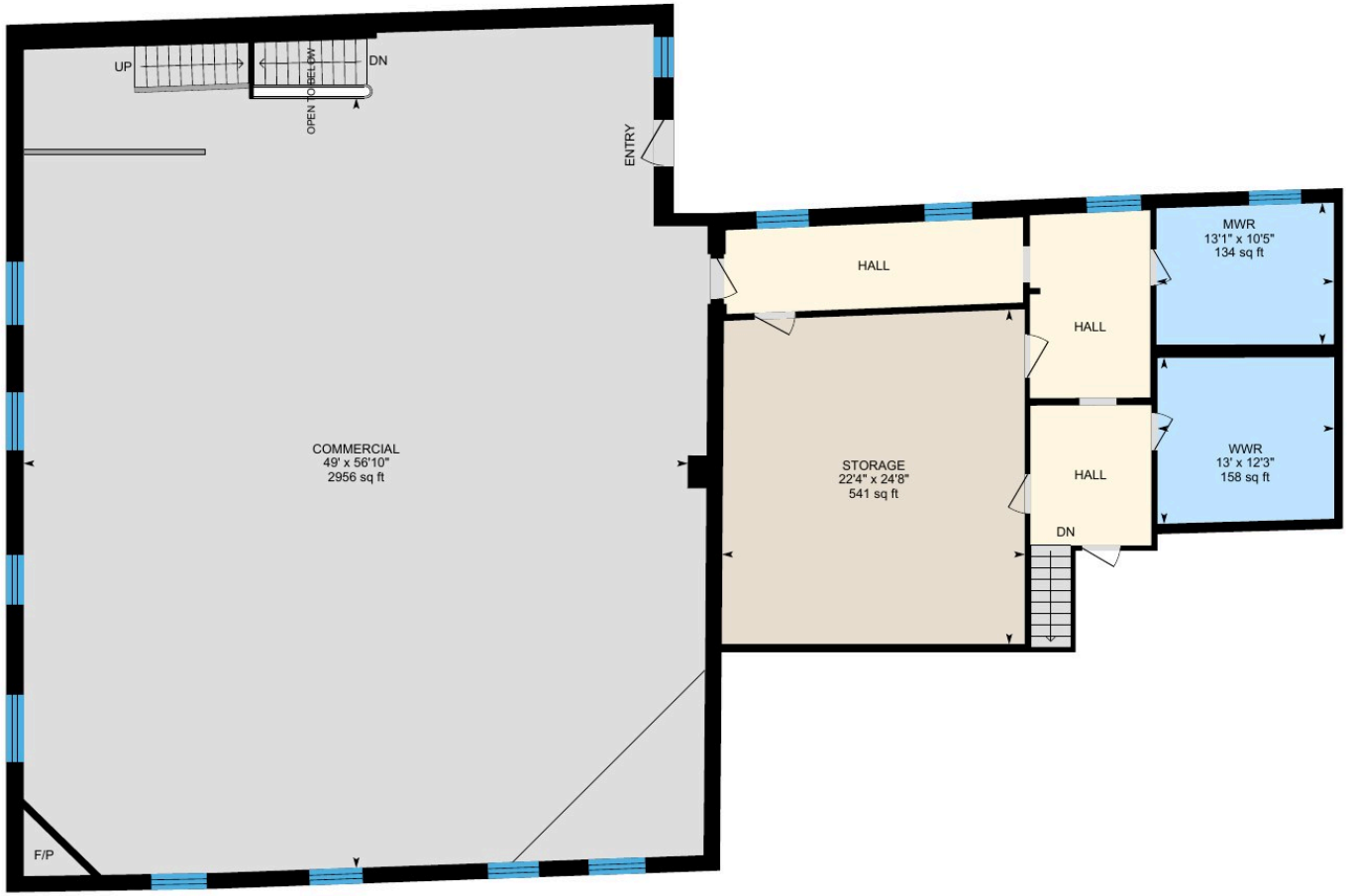
iGUIDE

FLOOR PLANS

Ballroom level · 4,321 sf

111 St Lawrence St, Merrickville, ON

Ball Room Floor Interior Area 4321.12 sq ft
Excluded Area 5.84 sq ft



0 7 14 ft

PREPARED: 2026/01/25

N

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iGUIDE

FLOOR PLANS

Second floor · 6,058 sf

111 St Lawrence St, Merrickville, ON

2nd Floor Interior Area 6058.43 sq ft
Excluded Area 221.50 sq ft



0 7 14 ft

PREPARED: 2026/01/25

N

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iGUIDE

FLOOR PLANS

Third floor · 1,431 sf

111 St Lawrence St, Merrickville, ON

3rd Floor Interior Area 1431.39 sq ft



0 4 8 ft

PREPARED: 2026/01/25

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

FLOOR PLANS

Candy Shop retail unit · 857 sf

111 St Lawrence St, Merrickville, ON

Candy Shop Interior Area 856.62 sq ft



0 4 8 ft

PREPARED: 2026/01/25

N

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iGUIDE

FLOOR PLANS

Clothing Store retail unit · 1,459 sf

111 St Lawrence St, Merrickville, ON

Clothing Store Interior Area 1458.67 sq ft



0 4 8 ft

PREPARED: 2026/01/25

N

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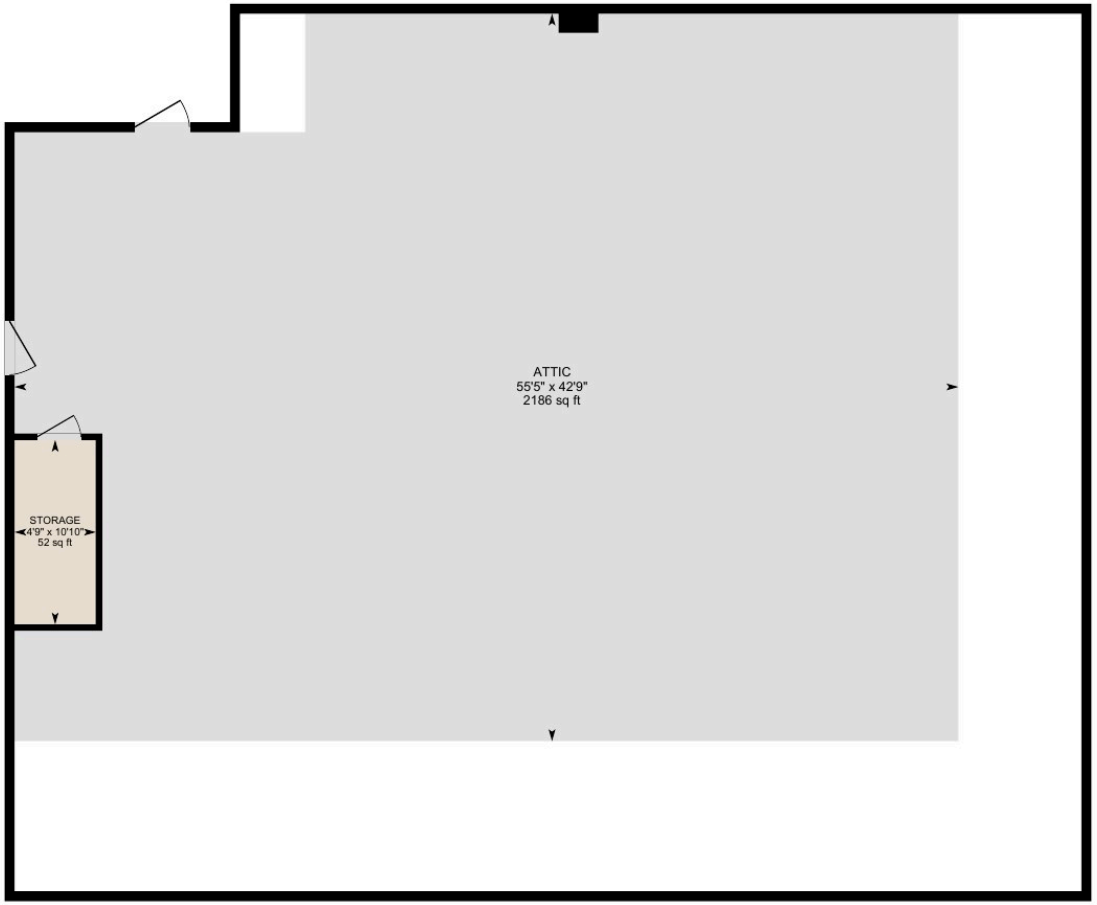
iGUIDE

FLOOR PLANS

Attic, centre section (unimproved) · 2,248 sf

111 St Lawrence St, Merrickville, ON

Centre Building Interior Area 2248.29 sq ft
Excluded Area 888.76 sq ft



0 5 10 ft

PREPARED: 2026/01/25

N

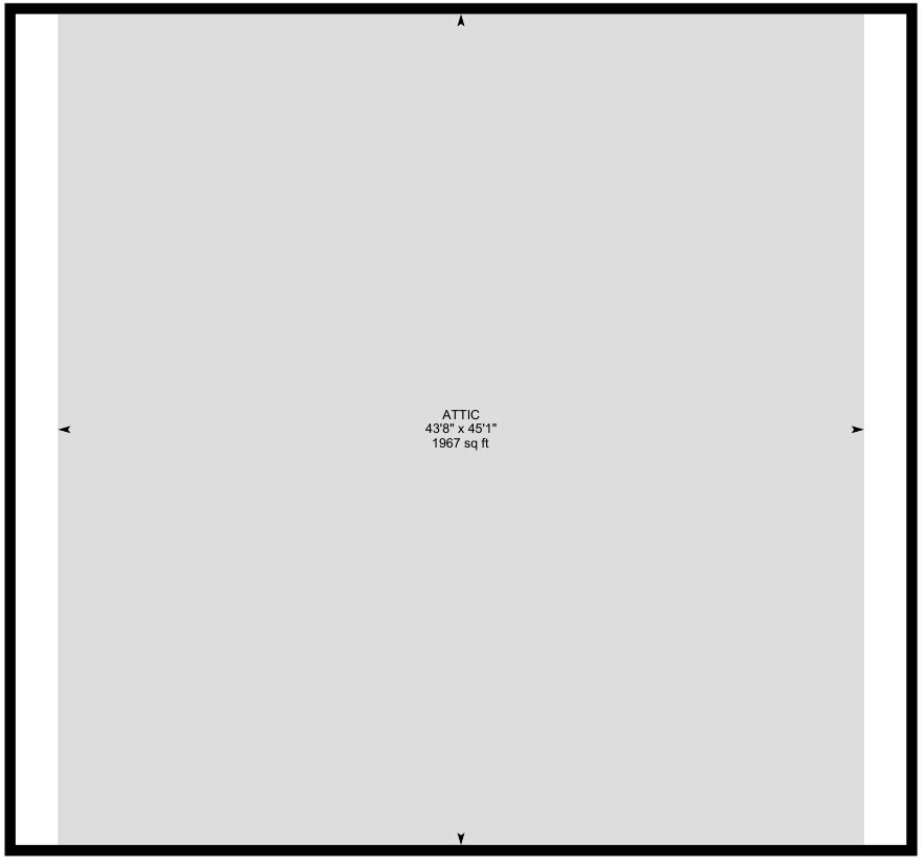
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

Attic, south section (unimproved) · 1,967 sf

111 St Lawrence St, Merrickville, ON

South Building Interior Area 1966.79 sq ft
Excluded Area 208.41 sq ft



0 4 8 ft

PREPARED: 2026/01/25

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

Next steps

For more information, financial details or to arrange a viewing, please contact Mitch Gauzas at 613 302 5752 or mitch@myottawaagent.com. Viewings are by appointment only; please do not approach the inn, its staff or tenants.



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Areas are approximate, from iGUIDE measurements prepared January 25, 2026, and are subject to independent verification. Zoning, heritage and use information is provided for convenience and must be verified by the buyer. Information is believed reliable but not guaranteed. Sources: iGUIDE floor plans (January 2026); GeoWarehouse parcel register; Village of Merrickville-Wolford Zoning By-law 33-25; Canadian Register of Historic Places. Not intended to solicit properties already under agreement.