

FOR SALE

1235 Bank Street, Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION: **Redevelopment Opportunity**

- ✓ Vacant corner, commercial redevelopment opportunity, previously occupied by Hillary Cleaners, located prominently on Bank Street at the corner of Cameron Avenue, in South Ottawa, just south of The Glebe and Lansdowne Park and north of Billings Bridge. This section of Bank Street, a major thoroughfare in Ottawa is surrounded by a number of local amenities, within walking distance from popular destinations such as the Rideau Canal, Lansdowne Park, TD Place, and Billings Bridge.
- ✓ Well serviced by public transportation, with close proximity to the Transitway, Highway 417, Ottawa Airport.

LAND AREA AND EXISTING BUILDING:

- ✓ Land Area: 11,808.00 ft² (0.271 ac). Perimeter: 485.56 ft.
- ✓ Existing Building: Approximately 2,985 square feet (to be verified).

ASKING SALE PRICE:

- ✓ \$3,200,000.00.

PIN / LEGAL DESCRIPTION:

- ✓ PIN 041300210. Legal description is: PT LT 1, PL 33, AS IN CR389499; PT LT 2, PL 33, AS IN CR488304; S/T N715212 OTTAWA/NEPEAN.

REALTY TAXES:

- ✓ Taxes - \$36,741.26 per annum (2024 Final).

ACCESS/EGRESS:

- ✓ Great prominent frontage on Bank Street. Excellent access/egress.

ZONING: (*Buyer to verify*)

- ✓ TM2 H(15) - Traditional Mainstreet Zone. Zoned for 6-storey apartment. City of Ottawa receptive to 9-stories.



For more information please contact:

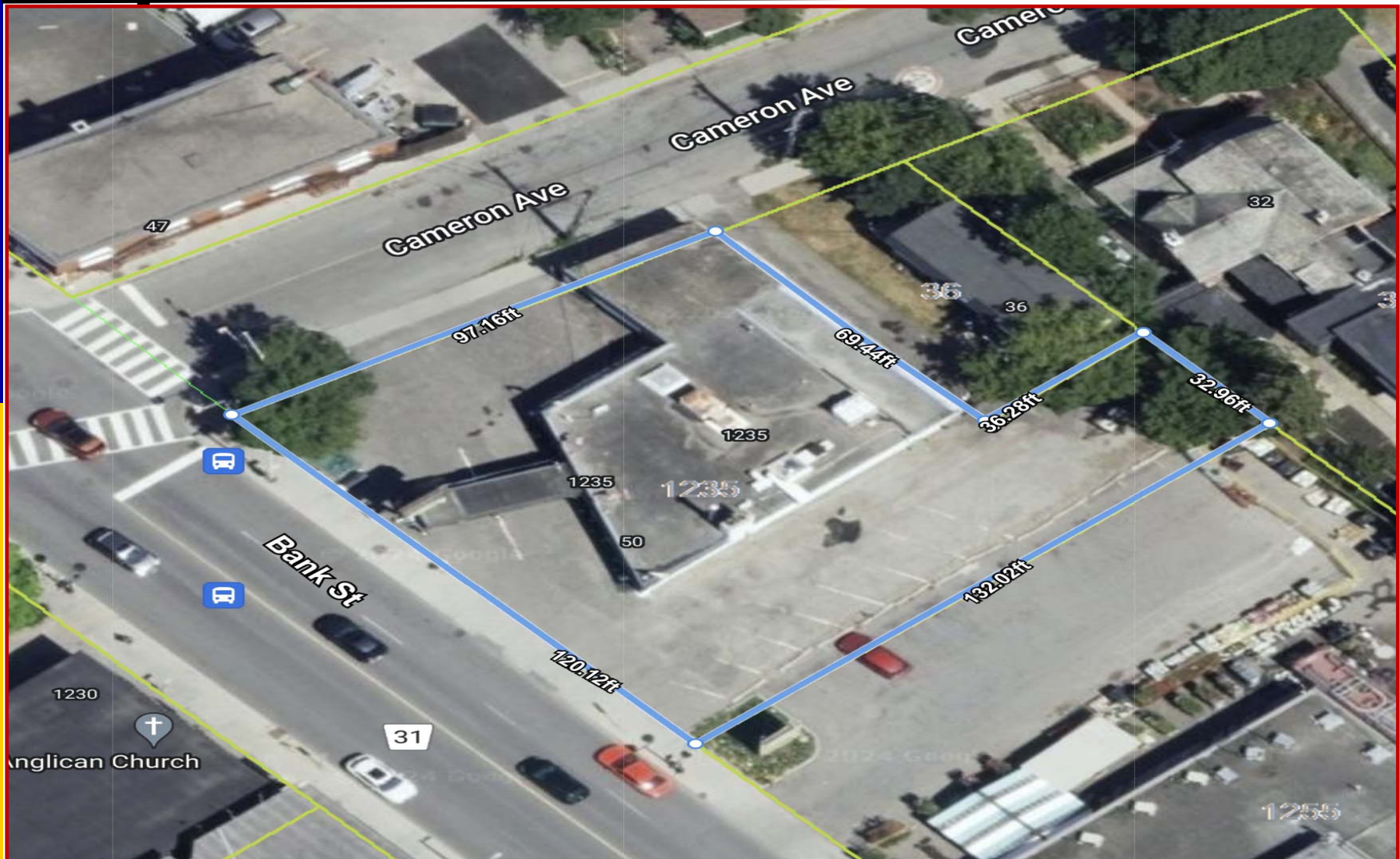
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

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SURVEY

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 1 AND
PART OF LOT 2
REGISTERED PLAN 33
CITY OF OTTAWA
Surveyed by Anne, O'Connell, Vollebæk Ltd.

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