

FOR SALE

1235 Bank Street, Ottawa, ON



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: **NEW PRICE!**

- ✓ **\$2,750,000.00.**

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:

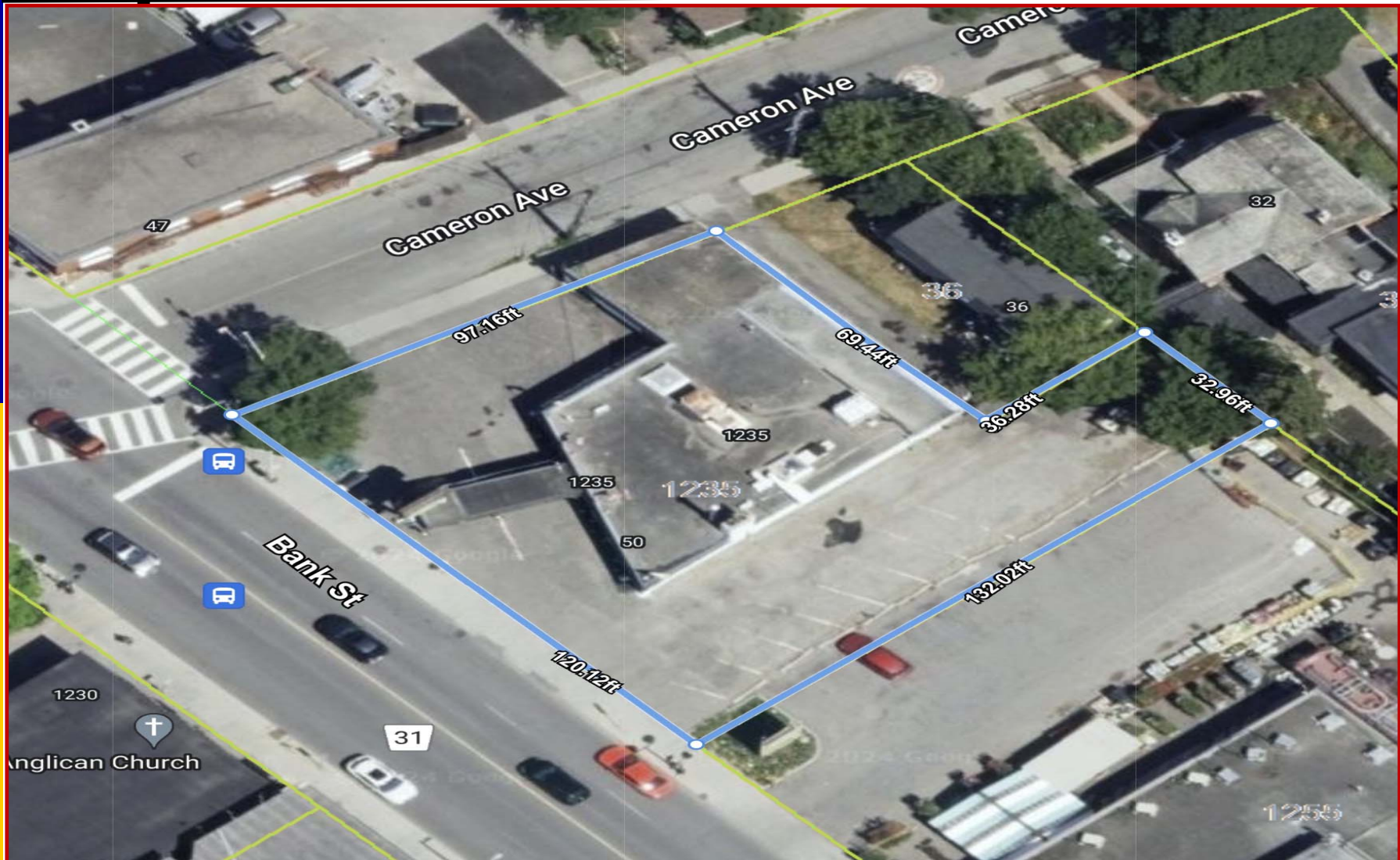
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