

SALE AND LEASEBACK: Commercial Property 4861 Bank Street, Ottawa, ON



DESCRIPTION: **Leitrim Montessori Pre-School**

- ✓ Commercial property with freestanding building situated east side of Bank Street, south of Blais Road, in the Osgoode Ward and directly south of Leitrim Road, in the rural area of the City of Ottawa. Approximately 15km southeast of downtown Ottawa. The site fronts on with access from Bank Street, and is well served by major transportation routes. LRT will have a stop just west of the property planned for 2024 completion. The site is located along the proposed Earl Armstrong Road expansion, allowing for a future roundabout located at Bank Street in front of the site.
- ✓ Ideal opportunity for a business owner to occupy a freestanding owner/user location with potential for expansion and/or future redevelopment.

SPACE AVAILABLE:

- ✓ **Site Area** - Approx. 1.39 acres (60,548 sf). Site has a paved laneway and parking area in front. Fenced-in play area at rear of site. There is expansion capabilities.
- ✓ **Building Area** - Approx. 3,432 square feet. In good condition and well-maintained.

SALE PRICE:

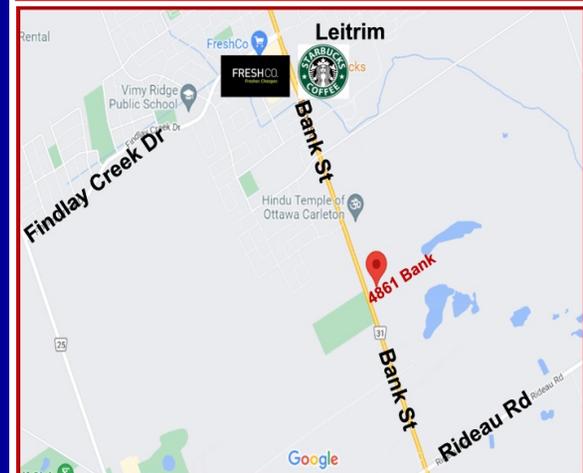
- ✓ **\$1,599,000.00**. Property being sold with vacant possession or sale and leaseback.
- ✓ Montessori Pre-School to leaseback at \$8,000.00 per month net.

OPERATING COSTS:

- ✓ Realty Taxes: \$7,071.16 (Final 2023 Taxes).

ZONING: *(To be Verified by the Buyer)*

- ✓ RG3 – Rural General Industrial Zone. A pre-school is not a permitted use but the existing school has a legal non-conforming use.



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

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FOR SALE:

4861 Bank Street, Ottawa, ON



Address	4861 Bank Street, Ottawa, ON K1X 1G6.
Description	One and two-storey freestanding commercial building with unfinished basement space (former dwelling) presently operating as a pre-school centre.
Asking Price	\$1,599,000.00.
PIN Number	043260665.
Legal Description	PART LOT 23 CONCESSION 5RF GLOUCESTER BEING PARTS 2 & 4 PLAN 4R30716 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R30716 AS IN CT211566 TOGETHER WITH AN EASEMENT AS IN CT211566 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R30716 AS IN N374553 CITY OF OTTAWA.
Building	Built in 1970's as a single-family dwelling. Converted in 1996 to a pre-school centre. Well-maintained building.
Site Area	Regular shaped lot approximately 1.39 acres. Frontage is +/- 159 ft along east side of Bank Street; Rear boundary is +/- 162 ft. Northern and southern boundaries are +/- 387 ft and 382 ft respectively. +/-18 ft of frontage on Bank street subject to a right-of-way of approximately 6,967 sqft. The purpose of the right-of-way is to access the property located to the east of the property.
Building Area	Gross floor building area (above grade) is approximately 3,432 square feet.
Landscaping	The site is generally flat, level and even with the surrounding road grade. The front entrance and parking lot are paved. An enclosed play area is at the rear of the building. The northern portion of the site (right-of-way) is a gravel driveway to access the property to the east of the site. The remainder of the site is grass covered.
Zoning	RG3 – Rural General Industrial Zone (Buyer to verify).
Services	Includes municipal water, hydro and telephone. Property has a private septic system.
Construction	Gas-fired forced-air furnace +/- 20 years old. Cooled by central air conditioning unit. Windows are double pane wood frame units and single pane vinyl sliders (most are original windows).
Roof	Pitched shingle roof. The roof +/- 20 years old and has been maintained over the years.
Realty Taxes	\$7,071.16 (Final 2023 Taxes).
Financing	Buyer may treat as clear.
Environmental	Soil conditions are assumed to be free and clear of any hazardous or toxic substances.

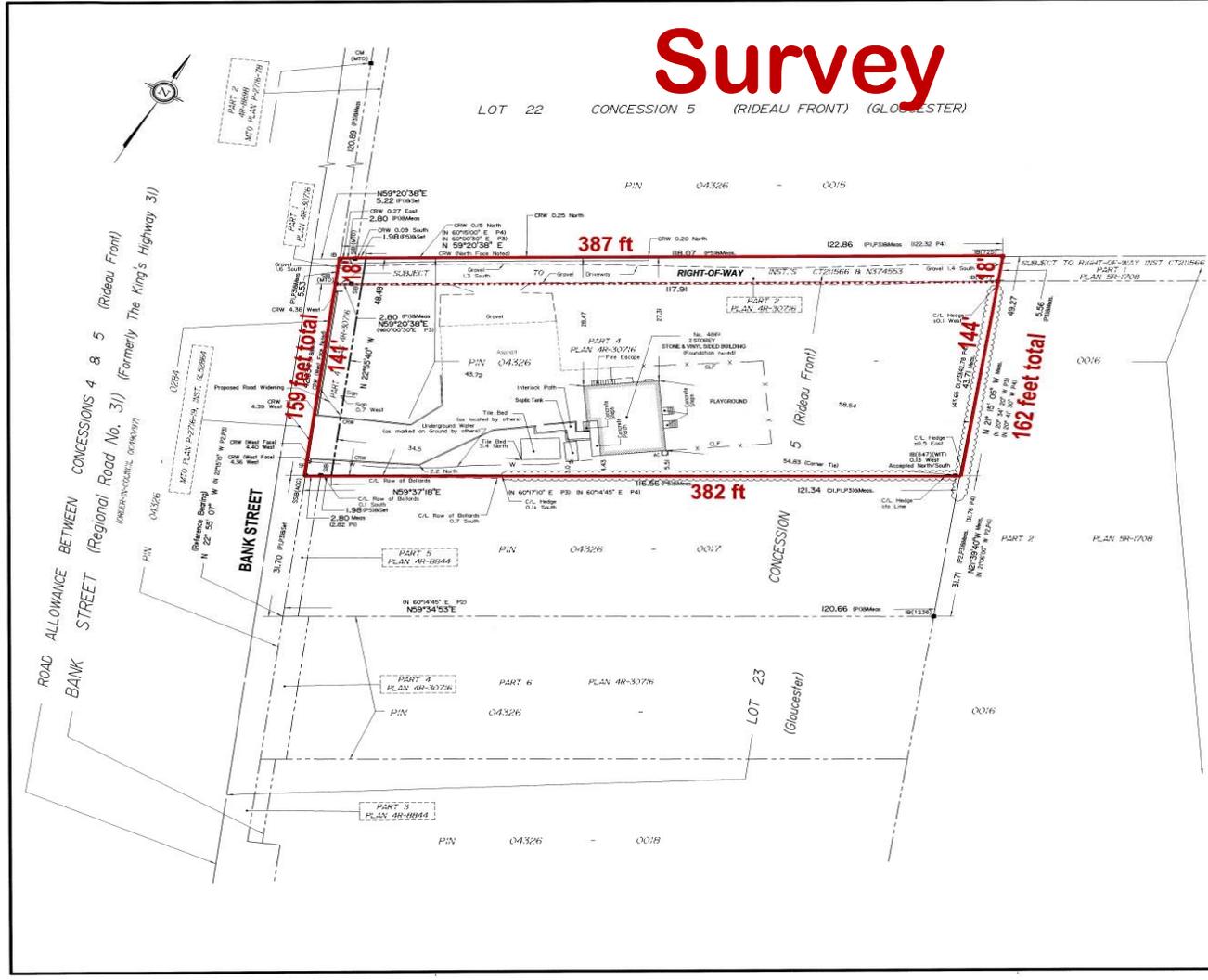
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Survey

LOT 22 CONCESSION 5 (RIDEAU FRONT) (GLOUCESTER)



**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PART OF LOT 23
CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 500
0 5 10 15 20 Metres

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 1st day of November, 2017.

Date: 11/01/17
V. Andrew Sheip
Ontario Land Surveyor

Bearings are grid, derived from the easterly limit of The King's Highway 31, shown to be N22°50'07"W on Plan 4R-8844 and are referenced to Specified Control Points 01919750/735 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (longitud).

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: 1 November 27, 2017.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB— Standard Iron Bar
 - SSIB— Short Standard Iron Bar
 - IB— Iron Bar
 - CM— Concrete Monument
 - (WIT)— Witness
 - (AOC)— Annis, O'Sullivan, Vollebek Ltd. Measured
 - (P1)— Plan 4R-8844
 - (P2)— Plan 4R-10606
 - (P3)— Plan 5R-11343
 - (P4)— Plan 5R-1708
 - (P5)— Plan 4R-30716
 - (D1)— Inst. 374523
 - UP— Utility Pole
 - OHW— Overhead Wires
 - C/L— Centreline
 - C/LF— Chain Link Fence
 - AC— Air Conditioner
 - SP— Water Stand Post
 - CRW— Concrete Retaining Wall
 - W— Underground Water



ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7J8
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Local Toll-free: 1-877-555-5555

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ZONING: RG3 *(To be Verified by the Buyer)*

Rural General Industrial Zone, which is regulated in [Sections 219 and 220](#) of the Zoning By-law

Permitted Uses are as follows:

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 219(3) to (5);
 - (b) the **dwelling** unit is limited to a caretaker;
 - (c) the **retail store** is limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies;
animal care establishment (By-law 2015-190)
animal hospital
automobile body shop
automobile dealership
automobile service station
Cannabis Production Facility, and contained within a building that is not a greenhouse. (By-law 2019-222)
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
dwelling unit
gas bar
heavy equipment and vehicle sales, rental and servicing
kennel, *see Part 3, Section 84*
leaf and yard waste composting facility
light industrial uses
parking lot
printing plant
retail store
service and repair shop
storage yard
truck transport terminal
warehouse
waste processing and transfer facility (non-putrescible)

Conditional Permitted Uses

- (2) The following conditional uses are permitted subject to the following:
 - (a) the provisions of subsection 219(3) to (5);
 - (b) the use is located on the same lot as the use listed in Section 219(1);
 - (c) the **retail store** is limited to the sale of goods, service or materials provided by a use permitted in Section 219(1);
animal care establishment
bank machine
bar (By-law 2018-171)
car wash
convenience store
personal service business
restaurant
retail store (OMB Order #PL080959 issued March 18, 2010)
 - (d) A bar
 - (i) must be ancillary to a permitted brewery, winery or distillery; and,
 - (ii) may not have a gross floor area exceeding the lesser of:
 - (1) 300 m², or
- (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

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Earl Armstrong Road Extension

The City of Ottawa has proposed an extension of Earl Armstrong Road from Albion Road to Hawthorne Road, to improve east-west capacity and connect the Leitrim and Riverside South communities. This project is identified in the City's Transportation Master Plan. However, no funding has been provided for the detailed design and construction of the extension. An Environmental Assessment Report was finalized and approved in 2020, which recommends protecting a right-of-way that can ultimately accommodate four travel lanes to meet the forecasted demand associated with the full build-out of Riverside South and Leitrim communities. One of the key elements of the plan is for a new two-lane undivided roadway with a rural cross-section between Bank Street and Hawthorne Road (Phase 2 of the plan). The total project requires acquisition of approximately 26 hectares of private land. The timing of the plan is beyond 2031.

Additional information on this matter may be obtained by the Buyer by contacting the City of Ottawa (see below):

Q1: I would like information regarding the Earl Armstrong extension?

A1: The Earl Armstrong Road Extension Environmental Assessment Report was finalized and approved in 2020. The report summarized the work done during the Environmental Assessment (EA) study was for Earl Armstrong Road Extension from Albion Road to Hawthorne Road. The EA study was needed to identify the future right-of-way requirements in order to protect the road corridor from encroaching development. The study resulted in a functional design and a cost estimate that will be used to inform future Council decisions about this potential project. Furthermore, the EA study recommended that the project could possibly be implemented in sections, with the first phase being Albion Road to Bank Street, and the second phase being Bank Street to Hawthorne Road.

Q2: Will the proposed extension go through 4861 Bank Street?

A2: If the Earl Armstrong Road Extension project is approved and funded in the future, a detailed design would be done at that time. The detailed design would use the EA study's functional design as a starting point. The detailed design will determine the specific property impacts and property requirements.

Q3: If so, what is the status of this road? timeline for expropriation?

A3: At this point in time, the City only has the approved EA study for the potential Earl Armstrong Road Extension. There is no funding to proceed with detailed design and construction. Given that, at this time there is no Earl Armstrong Road Extension project, and the timing of project implementation is not known.

Regards,
Katarina

Katarina Cvetkovic, P. Eng., Senior Project Manager, Transportation Environmental Assessments Transportation Planning
Planning, Real Estate and Economic Development Department
City of Ottawa
Email: katarina.cvetkovic@ottawa.ca Tel: 613-580-2424, ext. 22842

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Earl Armstrong Road Extension Updated December, 2023

From: Cvetkovic, Katarina <Katarina.Cvetkovic@ottawa.ca>
Sent: Tuesday, December 19, 2023 3:13 PM
Subject: 4861 Bank-Future road extension/ roundabout/expropriation?

#

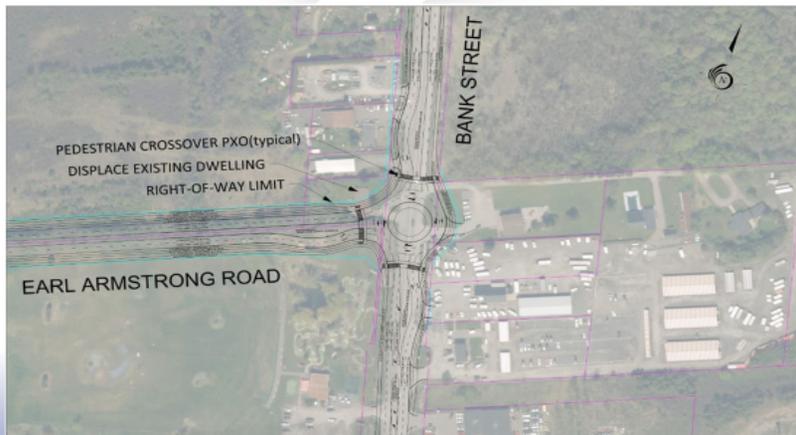
Thank you for inquiring about the timing of the future Earl Armstrong Road Extension. At this point, the timing of project implementation is not known. We will have a much better idea once the City's Transportation Master Plan (TMP) update is completed. The City is currently working on the TMP Update Part 2, which will result in the Capital Infrastructure Plan that will identify projects and investments that are needed to meet future travel demand to 2046. The Capital Infrastructure Plan is expected to be completed in 2025. This plan will include recommended timelines for implementation of specific road and transit projects.

The TMP Update project website is: [Transportation Master Plan Update | Engage Ottawa](#) Here you'll find background reports, updates on key deliverables and milestones, and opportunities to provide feedback.

In case this is helpful background information, as per the approved Earl Armstrong Road Extension Environmental Study Report, below are a couple of images of the impacts that the future Earl Armstrong Road Extension will have on this property.

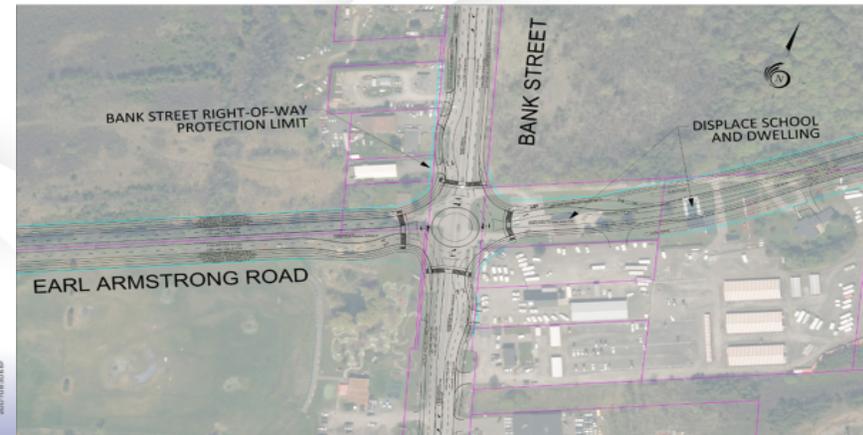
Bank Street Roundabout: Phase 1

- Interim multi-lane three-legged roundabout that includes access to existing land uses.



Bank Street Roundabout: Phase 2

- Extension of Earl Armstrong Road east of Bank Street and completion of the fourth leg of the multi-lane roundabout.



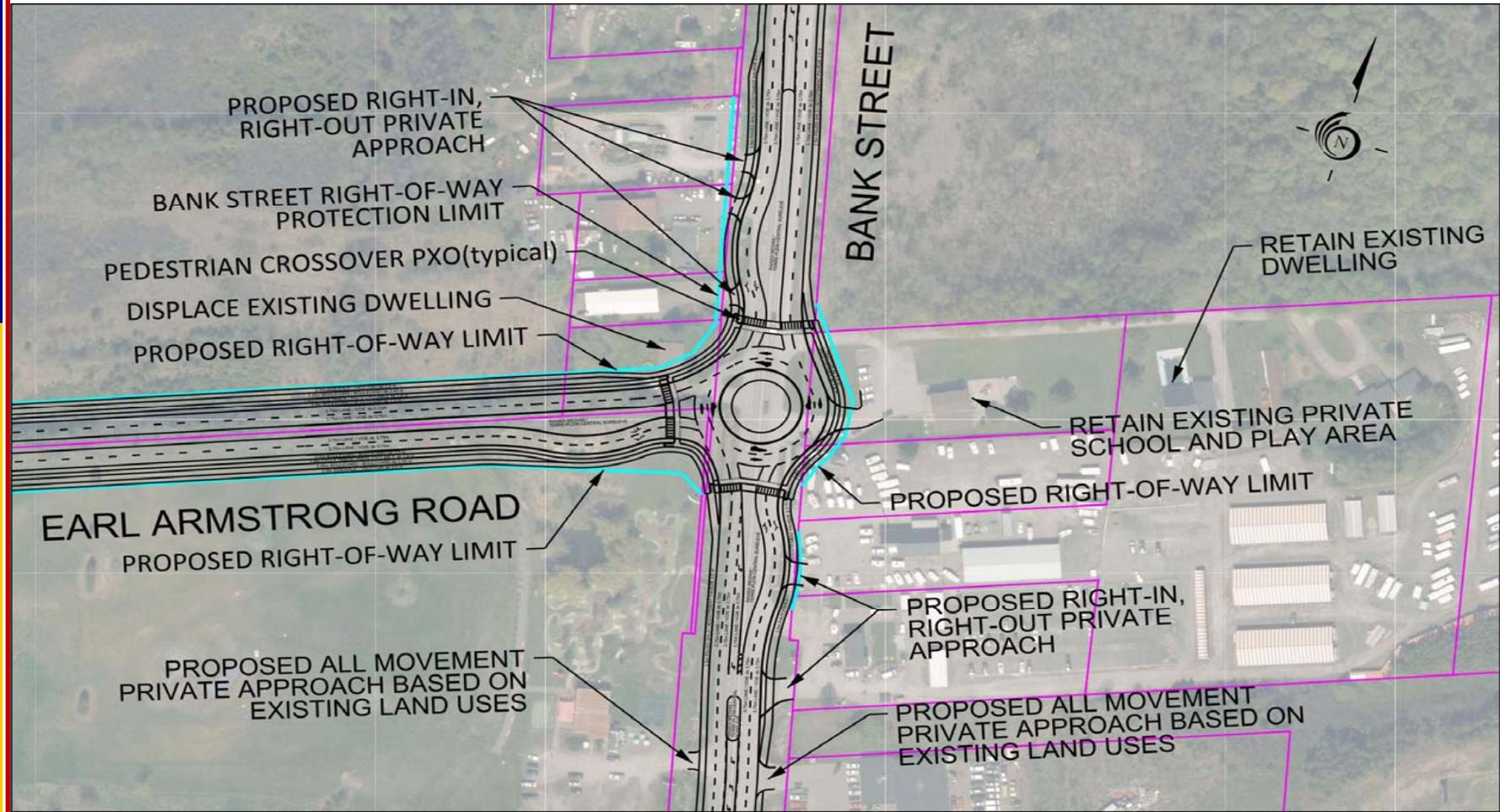
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Bank Street Roundabout: Phase 1

Interim multi-lane three-legged roundabout that includes access to existing land uses

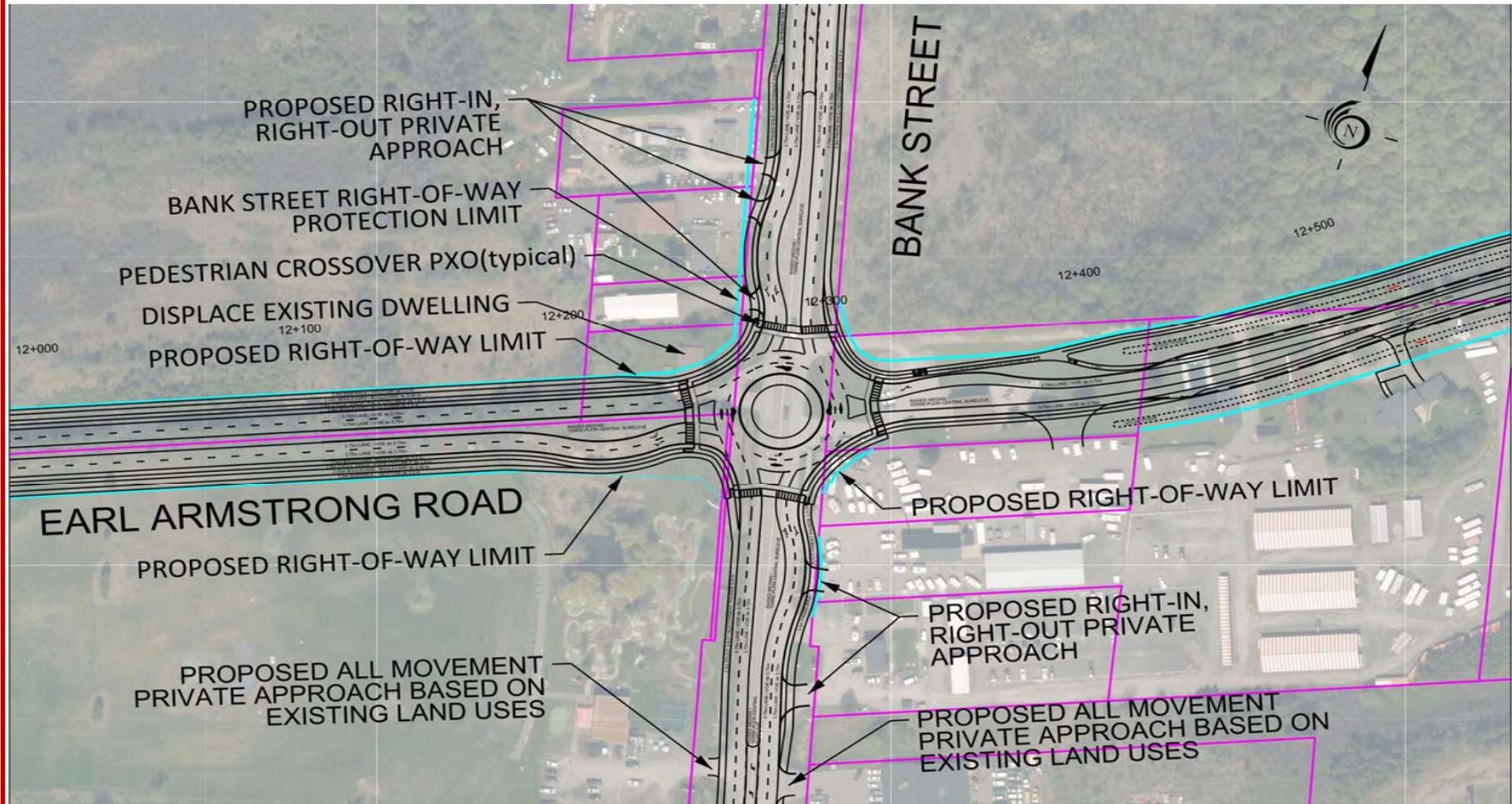


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Bank Street Roundabout: Phase 2 Extension of Earl Armstrong Road east of Bank Street and Completion of the fourth leg of the multi-lane roundabout



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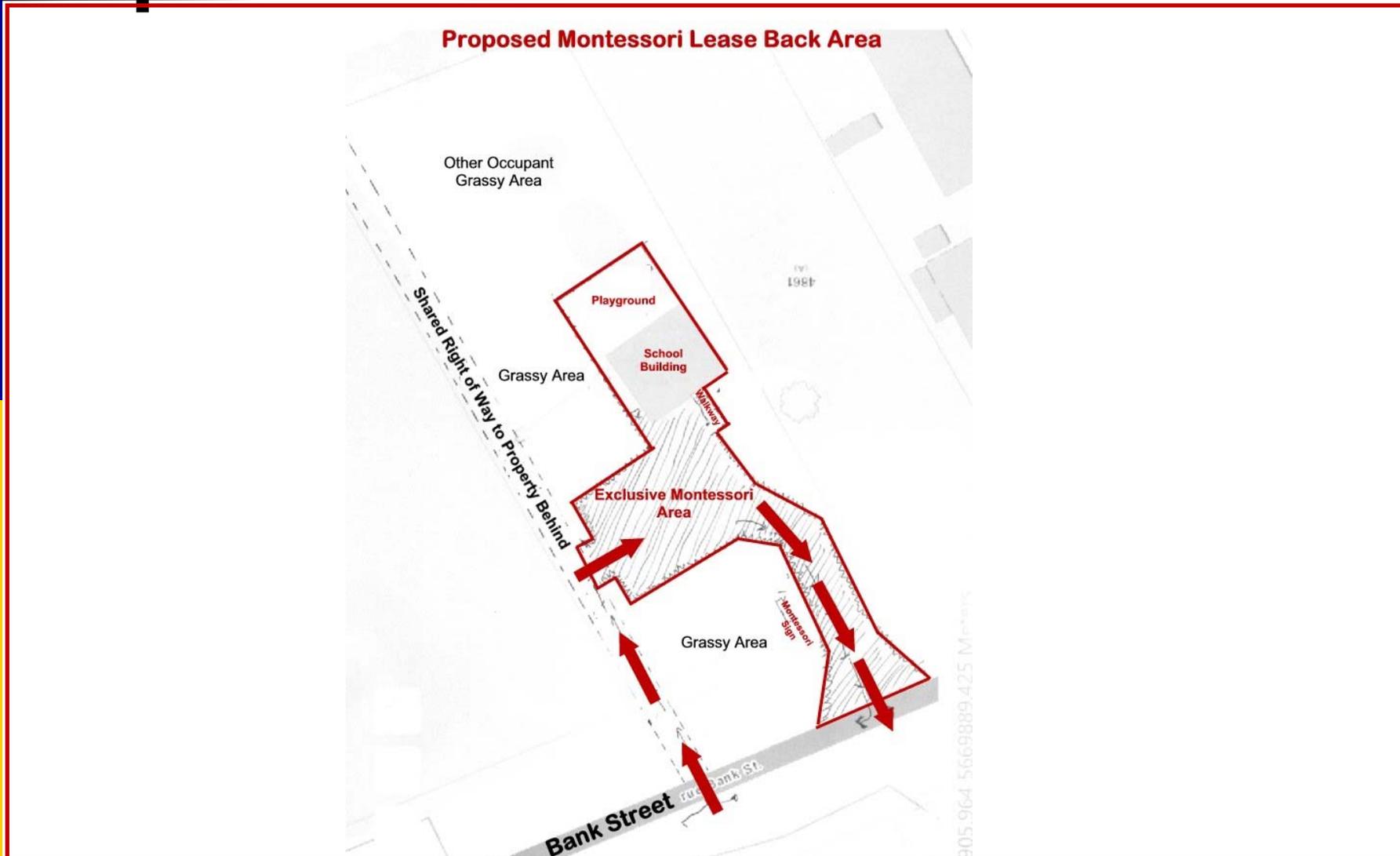
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