\$4,500,000 - 724 River Road, Ottawa

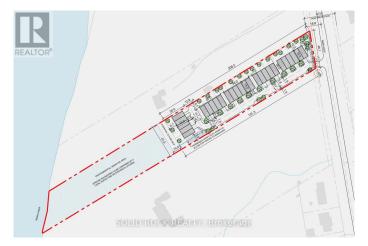
MLS® #X12120478

\$4,500,000

0 Bedroom, 0.00 Bathroom, 2 sqft Vacant Land on 4.00 Acres

2602 - Riverside South/Gloucester Glen, Ottawa, Ontario

Outstanding Development Opportunity at 724 River Road, OttawaLocated along the Rideau River in the growing Riverside SouthLeitrim community, 724 River Road offers an exceptional development opportunity. This prime 1.57-hectare (3.88-acre) property features approximately 46 metres of frontage on River Road and 50 metres along the river. Situated in a vibrant and rapidly developing area, this site is ideal for a builder or investor seeking to capitalize on Ottawas strong suburban growth. Currently developed with a single detached dwelling, detached garage, and an in-ground pool, the property is designated "Neighbourhood" within the City's Official Plan and "Neighbourhood Low Density" under the new Riverside South Secondary Plan. A concept plan prepared by Fotenn Planning + Design outlines the potential for a Planned Unit Development (PUD) featuring 27 townhomes and 10 additional dwelling units, for a total of 37 residential units and a site density of 44 units per net hectare. Future development will require a Zoning By-law Amendment to transition from the current Development Reserve (DR1) zoning to a residential designation suitable for the proposed uses. Servicing studies, environmental setback confirmations, and site plan approvals will also be part of the development process. With no immediate rear neighbors, beautiful riverfront surroundings, and strong community growth,







724 River Road represents a rare and exciting opportunity to create a thoughtfully planned residential enclave in one of Ottawas most desirable suburban settings. (id:6289)

Essential Information

Listing # X12120478
Price \$4,500,000

Bathrooms 0.00 Square Footage 2 Acres 4.00

Type Vacant Land

Community Information

Address 724 River Road

Subdivision 2602 - Riverside South/Gloucester Glen

City Ottawa
Province Ontario
Postal Code K4M1B2

Amenities

Amenities Public Transit

Listing Details

Listing Office SOLID ROCK REALTY





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