

\$1,498,800 - 1491 Stittsville Main Street, Ottawa

MLS® #X12169916

\$1,498,800

0 Bedroom, 0.00 Bathroom, 17,567 sqft

Vacant Land on 0.00 Acres

8202 - Stittsville (Central), Ottawa, Ontario

Attention: Developers And Investors.

Exceptional Opportunity To Acquire A Fully Approved, Permit-Ready Development Site In The Heart Of Stittsville. This 0.40-Acre Lot At 1491 Stittsville Main Street Is Fully Approved And Permit-Ready For Immediate Construction Of A Five-Storey Mixed-Use Building.

Approved Plans Include 18 Residential Units (7 One-Bedroom, 8 Two-Bedroom, 3 One-Bedroom Plus Den), 2 Ground-Floor Commercial Units, 34 Parking Spaces (Residential, Visitor, And Retail Mix), 11 Bicycle Spots, And 18 Storage Lockers. Zoned TM9[465]H(15)-H And TM9[2272]H(15), Allowing For A Range Of Commercial And Residential Uses. Located Within Ottawa-Carleton Common Elements Condominium Corporation No. 1030, With Monthly Fees Of \$1,740.40. Strategically Positioned On A High-Traffic Corridor With Excellent Visibility And Walkability, This Site Offers Immediate Access To Public Transit, Retail, Schools, And Community Amenities. With Ottawa's Rental Market Strengthening And Condominium Inventory Tightening, This Turnkey Site With All Permits And Approvals Secured, Is A True Shovel-Ready Development Site In A Rapidly Growing Suburban Community With Strong Market Fundamentals. (id:6289)



Essential Information

Listing #	X12169916
Price	\$1,498,800
Bathrooms	0.00
Square Footage	17,567
Acres	0.00
Type	Vacant Land

Community Information

Address	1491 Stittsville Main Street
Subdivision	8202 - Stittsville (Central)
City	Ottawa
Province	Ontario
Postal Code	K2S1V5

Listing Details

Listing Office	EXP REALTY
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