

\$1,750,000 - 67 Springhurst Avenue, Ottawa

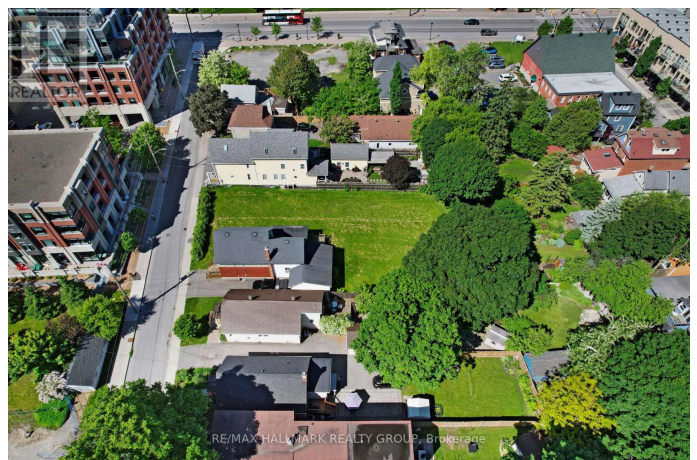
MLS® #X12432728

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

4407 - Ottawa East, Ottawa, Ontario

Exceptional Development Opportunity in Ottawa East You won't find a better location for your next project. This prime 14,124+ sq. ft. lot offers an impressive 85 frontage and 165 depth just steps from the Rideau River, the Rideau Canal, and the new Main Street Promenade. Enjoy unbeatable walkability with shops, dining, schools, and leisure pathways right at your doorstep. Zoning allows for a variety of building options, including Singles bungalows, towns, duplexes, or triplexes (56 potential units) Stacked towns front-to-back semi-detached designs (space for up to 8 units) multi-family configurations flexible layouts to suit demand All services are located at the front of the property: natural gas, hydro, water, and sewer. The lot fronts onto a paved, one-way street, providing convenient access. A small minor variance could unlock the property's full potential. The existing brick 2-storey dwelling offers income potential while development plans are being processed. With a bit of TLC, it can serve as modest accommodation until redevelopment begins. The seller is also willing to assist with financing and applications on an acceptable offer with a solid development plan. Attachments include Clear soil test results, plans for optional designs, Aerial drone views (links provided). A rare offering in one of Ottawa's most desirable neighbourhoods ideal for builders, developers, and visionaries alike. (id:6289)



Essential Information

Listing #	X12432728
Price	\$1,750,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	67 Springhurst Avenue
Subdivision	4407 - Ottawa East
City	Ottawa
Province	Ontario
Postal Code	K1S0E2

Amenities

Amenities	Park
Parking	Detached Garage, No Garage
# of Garages	1

Interior

# of Stories	2
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Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	85.5 x 165 FT under 1/2 acre
Foundation	Concrete, Block

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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