

OTTAWA (DOWNTOWN CORE)

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$8,500,000** | Area : **16942 pi²**

Cadastral number : **042130037 & others (autres)**

PMML



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VP

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LAND DESCRIPTION

Rare opportunity to acquire a landmark development site in the heart of downtown Ottawa. Approved for an 8-storey mixed-use project with approximately 67 hotel rooms, 54 residential units, ground-floor commercial space, and two levels of underground parking. Flexible concept allowing various hotel, residential, or mixed-use configurations, with upside potential to increase unit count through future design optimization. Steps from Parliament Hill, ByWard Market, Ottawa U, and Gatineau bridges.

Contact us today for more information !

INFORMATION

Number of Floors : **8**

Type of Construction : **Concrete**

Lot Number : **042130037 and Others**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **N/A**

Municipal Land Assessment : **N/A**

Total Municipal Assessment : **N/A**

ASKING PRICE PER UNIT

\$70,247 / Units

ASKING PRICE :

\$8,500,000

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Cadastre

042130037 and Others

Number of Storeys Permitted

8



Type of Use

Mixed-use development

Permitted Density

121 Units (67 Suites + 54 Residential Units)



Price per SQ. Ft.

\$501.71





042130037 & others (autres) King Edward, Ottawa (Downtown Core)



OTTAWA (DOWNTOWN CORE)

Area attractions

Prominent frontage on King Edward Avenue, one of Ottawa's primary arterial corridors, carrying significant daily traffic volumes and providing exceptional visibility and exposure

Excellent access to public transit, major tourist attractions, restaurants, retail, government offices, and bridges to Gatineau



ZONING

- **Zoning Code**
TM[2789] S458 (Traditional Mainstreet),
SDB [2789] S458
- **Zoning Description**
Flexible mixed-use zoning permitting a
wide range of usages.
- **Specific Uses**
- **Public Services**
At the property line
- **Special Provisions**
Mixed-use development

PROJECT PROGRESS

- ☒ Environmental Studies:
Phase I
- ☒ Preliminary plans and/or
subdivision in progress
- ☒ Approved Site Plan
- ☒ Construction plans
finalized
- ☐ Demolition and/or
Construction permits
obtained

Additional Information

Approved mixed-use development featuring 67 hotel suites (Levels 2–4) and 54 residential units (Levels 5–8). Ground floor includes a hotel lobby, front desk, breakfast lounge, fitness centre, pool, guest laundry and leasable retail/commercial space. Two underground parking levels. HST in addition to the purchase price.

All information contained in this sheet is, to the best of our knowledge, accurate to date, but it is the buyer's responsibility to verify it. Development stages should be verified by the buyer based on the specific requirements of their project.