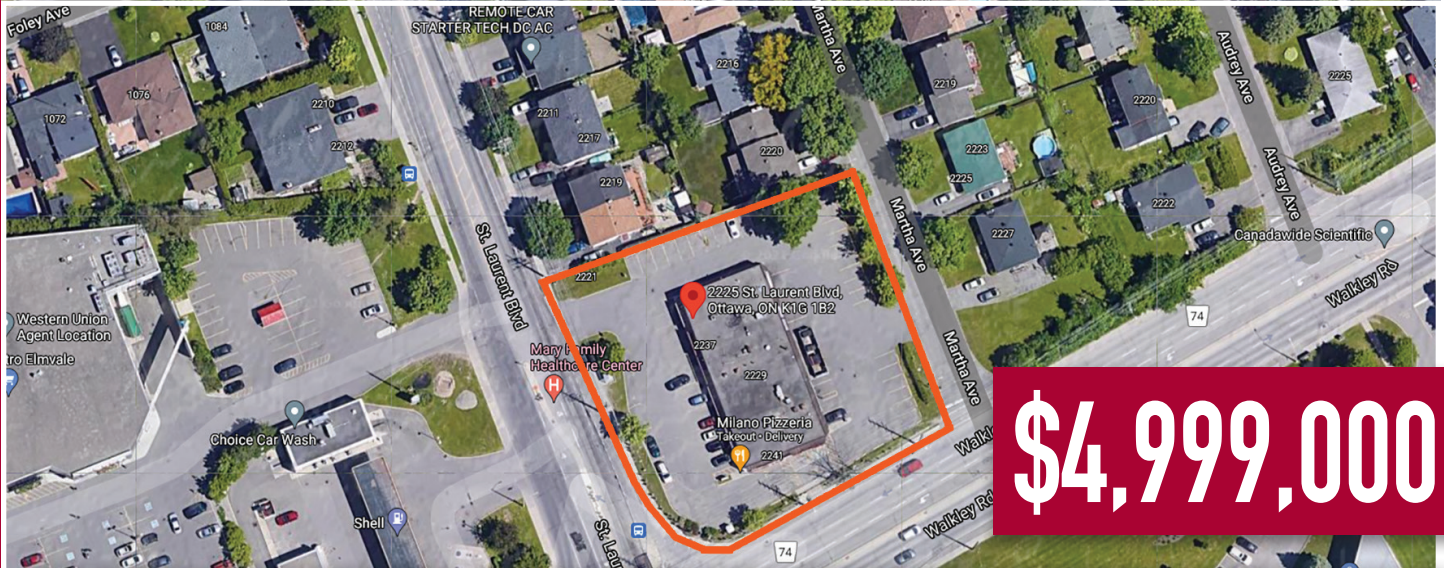




34,939 sq. ft. – Development Opportunity



\$4,999,000



2225 St Laurent Blvd. Ottawa, Ontario

0.8 Acres situated on major intersection of St. Laurent Blvd. and Walkley Rd. Existing building on site - Storefront with multiple tenants. Current commercial plaza generates \$112,960 NOI. Excellent income while in the development process. Pictures 1-3 are the South West, East and Terrace views of potential apartment complex.



Highlights

- Dist/Neigh: 3704 - Hawthorne Meadows
- Zoning: Local Commercial (LC)
- Lot Area: 34,939 square feet (.08 Acres)
- Legal Description: PCL 35-1, SEC 4M-97; LTS 35 & 36, PL 4M-97, PTS 1 & 2, 4R286, EXCEPT PT 1, 4R6070 & EXCEPT PT 2, 4R11120; S/T LT82798 OTTAWA/GLOUCESTER
- PIN: 041660350