

05-May-2022

213 YORK STREET, Ottawa K1N 5T7

ML#: 1290287

New Listing!

Status:	Active	List Price:	\$4,970,000.00
Dist/Neigh:	4001- Lower Town	Lease Rate:	
Municipality:		Trans Type:	Sale
Neigh Name:	Lower Town	Sub Type:	Commercial Land
Site Area:		Lease Type:	
Lot Size:	90.61 ' x 98.32 '	Fronting:	North
Zoning:		# Acres:	0.200
Zoning Desc:	TM S77	Bldg Sqft:	
Ind Type:		Total Sqft:	
Occupancy:	Tenant		
Title:	Freehold		
Possession:	TBA		
Legal:	LTS A & 32, PL 42482 , N YORK ST ; OTTAWA		

Directions/RemarksDirections: **NW corner of King Edward Avenue and York Street**

Public Remarks: **Land Value! Great development opportunity at the eastern gateway to the Byward Market. Part of a 2 parcel 0.28 acre land assembly. Land measures 8,729 square feet of the available 12,238 foot land assembly opportunity. TM S77 zoning has retail and high rise potential. This parcel is perfect for accommodating a retail "build to suit". Current improvement is a two-storey mixed-use building erected in 1953, with ground floor retail/manufacturing space and a 2nd floor 3-bedroom rental unit. Earn income during your planning process, from commercial use (lease details to follow) and the residential/office upstairs (\$2,500-\$3,250 monthly rent potential). High visibility corner with good access. High-volume 80,000+ vehicles per day providing access on three nearby main arteries. Property taxes amount shown includes both Residential and Commercial components.**

General/Industrial/Warehouse

NOI:	Ann Gross Inc:	Op Cost/Yr:	Oth Cost Yr:
Year Built:	Unit of Measure:	Master Record:	
RentSqft:	OfficeSqft:	Warehs Sqft:	Retail Sqft:
UsableSqft:	OtherSqft:	VacSqft:	Sign:
Tenancy:	Parking:	Add Cost:	Esc/Yr%:
Power:	Ceiling Height:	Loading:	
Lease Option:	Existing Improv:		
Ten Inducements:			
Fire Retrofit:	Enviro Assess:	Fire Protection:	
Management Co:		Manage Phone:	

Apartment/MultiFamily

#Storeys:	Tot # Units:	# Bach Units:	1 Bedrm Units:	2 Bedrm Units:	3 Bedrm Units:
#Oth Units:	Tot # Park:	# Surf Park:	# Under Park:	# Deck Park:	# Elevators:
Rooming Lic:					
Management:	Supply:	Rental Inc:	Vac Loss:		
Prop Taxes: \$22,539	Advertising:	Parking Inc:	ADS:		
Insurance:	Security:	Other Inc:	Cash Flow:		
Water/Sewage:	Lawn/Snow:		Vacancy %:		
Heat:	Elevators:				
Hydro:	Maintenance:	Annual Gross Income:			
Cable TV:	Wage:	Total Expenses (TOE):			
Garbage:	Other:	Gross Operating Income:			
Legal:		Net Operating Income:			

Business

Bus Type:	Hosp Type:	Name:
#FT/PT:	# of Parking:	Rent Details:
Lease Exp:	Lease Option:	
Bus Taxes/Year:	Gross Sales/Yr:	Hrs of Op:
Inventory:		Size Prem:

Land

Serv:	Pot Use:
Exist Improv:	# Acres: 0.200

Other Information

Taxes/Yr: \$22,539.00/2021	Assmt/Yr:	Survey/Yr:
Lease:		
Multimedia URL: https://yorkclarence.com		

Office InformationList Office #1: **EXP REALTY, Brokerage****Conditional/Sold/Other Information**

FD:	PR:	CD:
DOM: 2	SD:	SP:
SRD:		

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Commercial'

Selected 1 of 1 result.