

05-May-2022

240 CLARENCE STREET, Ottawa K1N 5R1

ML#: 1290288

New Listing!



Status: **Active**
 Dist/Neigh: **4001- Lower Town**
 Municipality:
 Neigh Name: **Lower Town**
 Site Area:
 Lot Size: **34.17 ' x 98.21 '**
 Zoning:
 Zoning Desc: **R5S S77**
 Ind Type:
 Occupancy: **Tenant**
 Title: **Freehold**
 Possession: **TBA**

List Price: **\$2,130,000.00**
 Lease Rate:
 Trans Type: **Sale**
 Sub Type: **Commercial Land**
 Lease Type:
 Fronting:
 # Acres: **0.080**
 Bldg Sqft:
 Total Sqft:

Legal: **LT A & PT LT 6, PL 42482 , S CLARENCE ST (FORMERLY PARRY ST), AS IN CR567554 ; OTTAWA**

Directions/Remarks

Directions: **On the south side of Clarence Street between Cumberland and King Edward.**

Public Remarks: **Land value! Great development opportunity as part of an eastern gateway to the Byward Market. Part of a 2 parcel 0.28 acre land assembly. Land measures 3,509 square feet of the available 12,238 foot land assembly opportunity. R5S S77 zoning has high rise potential. Current improvement is a two-storey duplex, earn income during your planning process, details to follow.**

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: \$4,699	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: 0.080

Other Information

Taxes/Yr: \$4,699.00/2021	Assmt/Yr:	Survey/Yr:
Lease:		
Multimedia URL: https://yorkclarence.com		

Office Information

List Office #1: **EXP REALTY, Brokerage**

Conditional/Sold/Other Information

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

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 05/05/2022 11:59:38 AM

Search Criteria

Status is 'Active'
 List Agent MUI is 1013796
 Co List Agent MUI is 1013796
 Colist Agent 2 MUI is 1013796
 Selected 1 of 5 results.

