

28-Jul-2022

284 KING EDWARD AVENUE, Ottawa K1N 7M4

ML#: 1305524

New Listing!



Status: **Active**  
 Dist/Neigh: **4001- Lower Town**  
 Municipality: **Ottawa**  
 Neigh Name: **Byward Market**  
 Site Area:  
 Lot Size: **98.18 ' x 50 '**  
 Zoning:  
 Zoning Desc: **TM S77**  
 Ind Type:  
 Occupancy: **Owner**  
 Title: **Freehold**  
 Possession: **TBA**

List Price: **\$2,850,000.00**  
 Lease Rate:  
 Trans Type: **Sale**  
 Sub Type: **Commercial Land**  
 Lease Type:  
 Fronting: **Southeast**  
 # Acres: **0.112**  
 Bldg Sqft:  
 Total Sqft:

Legal: **PT LT 6, PL 42482 , S CLARENCE ST (FORMERLY PARRY ST), AS IN CR587762 ; OTTAWA**

Directions/Remarks

Directions: **Located in the Byward Market at the corner of King Edward and Clarence St.**

Public Remarks: **Development opportunity in the heart of Ottawa's Byward Market, minutes from Gatineau. Rectangular site located on a prominent corner and measuring 4,897 sf. Can be combined with adjacent properties for approx. 17,135 sf of development potential (see MLS 1290287 & 1290288). Prominent corner, boasting traffic count of over 80,000 vehicles per day. TM Zoning allows for a multitude of uses, including both residential and commercial. Existing owner willing to stay as tenant, subject to negotiation.**

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

#Stores:	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: <b>\$0</b>	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: <b>0.112</b>

Other Information

Taxes/Yr: <b>\$0.00/2022</b>	Assmt/Yr:	Survey/Yr:
Lease:		

Office Information

List Office #1: **KOBLE COMMERCIAL REAL ESTATE & BROKERAGE, Brokerage**  
**Conditional/Sold/Other Information**

FD:	PR:	CD:
DOM: <b>2</b>	SD:	SP:
SRD:		

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Search Criteria

Street Name is 'King Edward'  
Selected 1 of 290 results.