

\$899,900 - 185 York Street, Ottawa

MLS® #X12142862

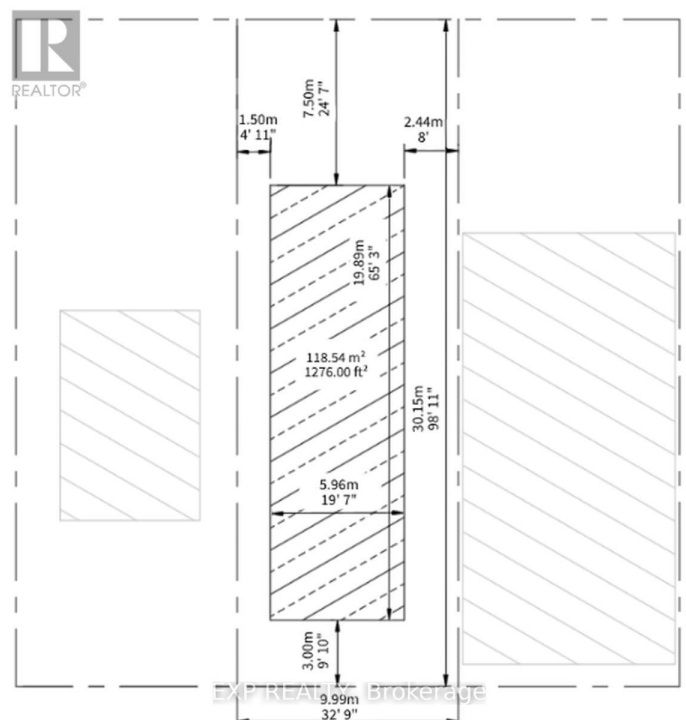
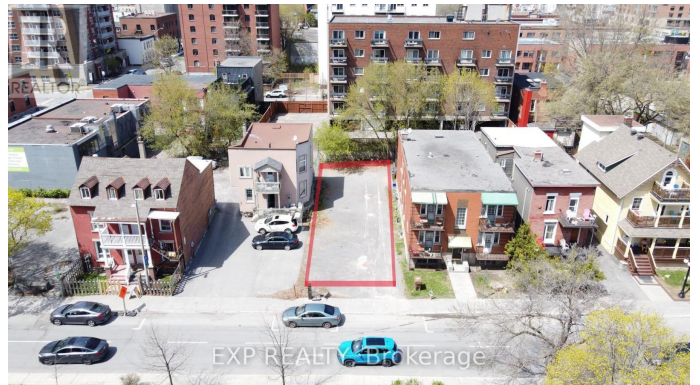
\$899,900

0 Bedroom, 0.00 Bathroom, 3,209 sqft

Vacant Land on 0.00 Acres

4001 - Lower Town/Byward Market, Ottawa, Ontario

Prime development site in Ottawa's ByWard Market! 185 York Street offers exceptional zoning flexibility with current R5S S77 designation and future N6B S77 under Ottawas New Zoning By-law. Permitted uses include low-rise, mid-rise, and high-rise apartment dwellings - a rare opportunity to build up to 6 storeys (21.4m height) by-right. Previously approved minor variances (lot width and area) streamline development without the need for public consultation. The property measures approximately 33 x 99 (3,209 sq ft) and features a 2.44m right-of-way along the east side for enhanced site access. Positioned steps to Rideau Centre, the University of Ottawa, Parliament Hill, O-Train station, and the ByWard Market, this location is ideal for boutique urban residential projects, purpose-built rentals, or luxury multi-unit builds. Ground-floor commercial uses are also permitted, including retail, office, or caf  -style activation, making it ideal for mixed-use development. Situated on York Street -soon to be transformed into a pedestrian-priority shared promenade (2025 - 2027) as part of Ottawa's ByWard Market Public Realm Plan - this site offers rare exposure and long-term upside. No demolition needed - immediate time and cost savings for developers. Buyers are responsible for their own due diligence regarding development options, building code compliance, and site planning. Rare chance to secure a premium lot



in Ottawa's most vibrant downtown node!
(id:6289)

Essential Information

Listing #	X12142862
Price	\$899,900
Bathrooms	0.00
Square Footage	3,209
Acres	0.00
Type	Vacant Land

Community Information

Address	185 York Street
Subdivision	4001 - Lower Town/Byward Market
City	Ottawa
Province	Ontario
Postal Code	K1N5T7

Exterior

Lot Description	32.38 x 99.7 FT
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Listing Details

Listing Office	EXP REALTY
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Listing information last updated on October 24th, 2025 at 1:16pm PDT