

\$999,900 - 1128 Cummings Avenue, Ottawa

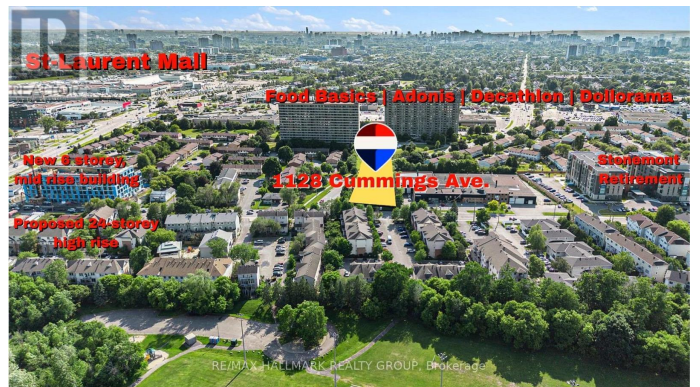
MLS® #X12177763

\$999,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

2201 - Cyrville, Ottawa, Ontario

Attention Developers, Builders, and Contractors! Incredible opportunity to acquire a prime 103 ft x 138 ft lot in a rapidly transforming neighbourhood. VALUE IS IN THE LAND; the existing structure is a full brick 3 bdrm bungalow/duplex with huge double attached garage and is being sold AS IS, WHERE IS, with no warranties - (flood damage; electrical, plumbing, walls, and flooring removed). This flat, generously sized lot is surrounded by R3, R5 and Industrial zoning and offers great potential with many redevelopment options (buyer to verify with the city regarding permitted uses and future development potential). **The new zoning by-law (currently in draft) for this lot is proposed to be CM1 H(22) promoting mixed use development along minor corridors, supporting a mix of commercial, residential and institutional uses. To find the proposed draft zoning code for a lot, you can use the interactive map on CITY OF OTTAWA , planning & development website. This property sits steps away from public transit, grocery stores, and major shopping amenities. The immediate area is booming with development, including multi levels, mid & high rise structures just down the street. This is your opportunity to capitalize on a high-growth pocket with strong rental demand and long-term appreciation. Whether you're planning a full renovation, a rental hold, or a complete redevelopment, the potential here is undeniable. Property is being sold as-is. Bring your vision as opportunities



like this don't last long. (id:6289)

Essential Information

Listing #	X12177763
Price	\$999,900
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	1128 Cummings Avenue
Subdivision	2201 - Cyrville
City	Ottawa
Province	Ontario
Postal Code	K1J7R8

Amenities

Utilities	Cable, Electricity, Sewer
Parking	No Garage

Exterior

Lot Description	103 x 138 FT under 1/2 acre
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Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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Listing information last updated on October 21st, 2025 at 7:46pm PDT