

\$975,000 - 5969 Ottawa Street, Ottawa

MLS® #X12223309

\$975,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 1020.00 Acres

8204 - Richmond, Ottawa, Ontario

An incredible opportunity awaits with this expansive 5.48-acre vacant lot, ideally situated on the northwest side of Ottawa Street in the heart of the Village of Richmond. With Rural General Industrial zoning & a Village designation in Ottawa's Official Plan, this site offers exceptional flexibility for a range of future uses. The lot's triangular shape & prime location among rural residential dwellings, light industrial buildings, & vacant lands provide endless possibilities for growth & diversification. A newly built 1500-home subdivision by Mattamy is underway directly across the street & a planned distillery nearby enhances the area's long-term potential. The northwest portion of the site, approximately 0.8 acres, has been fully prepared for development. A two-storey, 453.25 m (4,878 sq. ft.) prefabricated slab-on-grade building is proposed (& included in the listed price), with a 20-foot side wall height allowing for an internal second storey. Stone base installation is complete, a 400-amp single-phase hydro service is in place, & two wells have been added for potential low-cost geothermal heating & cooling. A new, large septic system supports future development needs, while a gravel driveway offers 6 proposed parking spaces, with additional space available for expansion. All major studies - environmental, transportation, engineering, & planning - have been completed, & a delegated authority report has been received from the City of Ottawa. This significantly reduces the planning



burden for a new owner, allowing for a fast-tracked site plan control agreement process with minimal additional effort. Surrounded by established businesses, future residential growth, & natural green spaces, this property presents a rare combination of rural charm, commercial viability, & investment upside - all within minutes of Eagleson Road & major arteries into Ottawa. Seize this opportunity to bring your vision to life in a thriving & strategically located Village settlement area. (id:6289)

Essential Information

Listing #	X12223309
Price	\$975,000
Bathrooms	0.00
Acres	1,020.00
Type	Vacant Land

Community Information

Address	5969 Ottawa Street
Subdivision	8204 - Richmond
City	Ottawa
Province	Ontario
Postal Code	K0A2Z0

Amenities

Utilities	Cable, Electricity
Parking	No Garage

Listing Details

Listing Office	EXP REALTY
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