

\$765,000 - 22 Holland Avenue, Ottawa

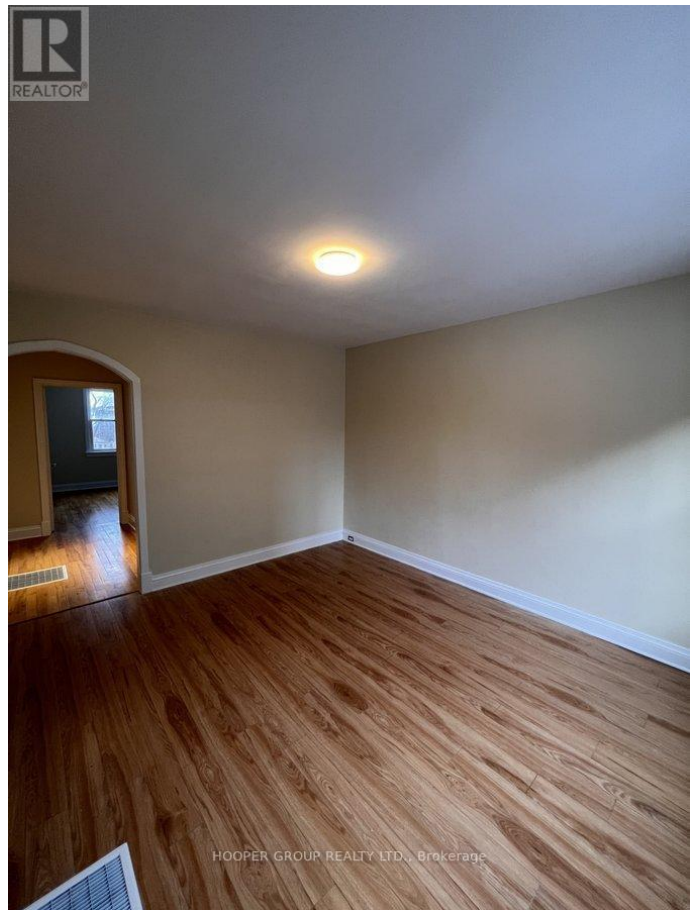
MLS® #X12333931

\$765,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

4302 - Ottawa West, Ottawa, Ontario

22 Holland Avenue, charming 2 bedroom single family home that can be purchased on its own or as part of a land assembly with up to 5 other adjacent lots. Owner occupiers can get into Wellington Village while investing into an amazing development location just steps from LRT. Developers, this TM zone lot has a tenanted home that is generating income while you plan a development. Opportunity to purchase just this property or up to 5 additional adjacent lots, each lot is 33x96. Municipal addresses for the full site: 22, 26, 30, 34 and 42 Holland Ave. Total Holland frontage of 198 feet if all are purchased. Prime development site 19,000 sq ft within 75m of the Tunney's Pasture LRT Station. There are three single family homes and two duplexes. All fully rented. Zoning is TM13[2110] H(14.5) which allows for multiple development options. Can build up to 6- storeys or six multi-family buildings up to 10 units each on 33' lots. Buyers to independently verify zoning and development possibilities. Additional information & documents available. ** This is a linked property.** (id:6289)



Essential Information

Listing #	X12333931
Price	\$765,000
Bedrooms	2
Bathrooms	1.00

Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	22 Holland Avenue
Subdivision	4302 - Ottawa West
City	Ottawa
Province	Ontario
Postal Code	K1Y0X4

Amenities

Utilities	Cable, Electricity, Sewer
Features	Lane
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Stucco, Stone
Lot Description	33 x 96 FT
Foundation	Block

Listing Details

Listing Office	HOOPER GROUP REALTY LTD.
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