

# \$1,999,000 - 465-469 Guy Street, Ottawa

MLS® #X12424140

**\$1,999,000**

0 Bedroom, 0.00 Bathroom, 14,402 sqft

Vacant Land on 0.00 Acres

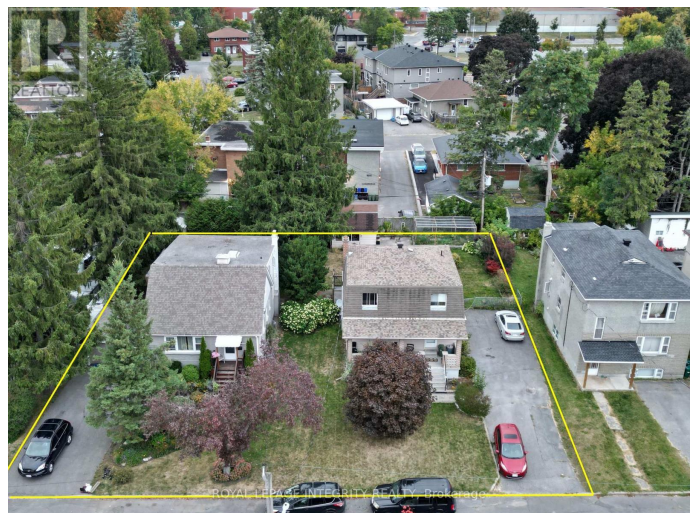
3503 - Castle Heights, Ottawa, Ontario

Two contiguous single-family freehold homes packaged together for a multifamily redevelopment site or a buy-and-hold opportunity. An urban mature neighbourhood location in Ottawa's East, near St Laurent Shopping Centre, lots of retail plazas, restaurants, medical centres and other basic amenities. Proximity to Highway 417. The site is connected with full municipal services. The total frontage is 120 feet by 120 feet in depth, offering a combined lot of 14,402 square feet. Each home is rented at market rents, providing passive income during a redevelopment planning period. The draft Ottawa rezoning, which is expected to be approved within a year, offers favourable multifamily density for this site. A concept feasibility study proposes a 35-unit multifamily project with mostly 2-bedroom and some 1-bedroom units. A concept floor plan is available for your review. The two homes must be sold together. (id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12424140   |
| Price          | \$1,999,000 |
| Bathrooms      | 0.00        |
| Square Footage | 14,402      |
| Acres          | 0.00        |
| Type           | Vacant Land |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 465-469 Guy Street    |
| Subdivision | 3503 - Castle Heights |
| City        | Ottawa                |
| Province    | Ontario               |
| Postal Code | K1K1C1                |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | 120.26 x 120.5 FT |
|-----------------|-------------------|

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE INTEGRITY REALTY |
|----------------|-------------------------------|



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Listing information last updated on October 22nd, 2025 at 7:46pm PDT