

\$999,500 - 465 Guy Street, Ottawa

MLS® #X12424686

\$999,500

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

3503 - Castle Heights, Ottawa, Ontario

This 4-bedroom, 3-bathroom home is currently rented and being sold as a package with the adjacent house at 469 Guy Street. These are 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 #	X12424686
Price	\$999,500
Bedrooms	4
Bathrooms	3.00

Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	Detached Garage, No Garage
# of Garages	1

Interior

Appliances	Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl siding, Stucco
Lot Description	60 x 120 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE INTEGRITY REALTY
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