

\$759,000 - 436 Blake Boulevard, Ottawa

MLS® #X12471121

\$759,000

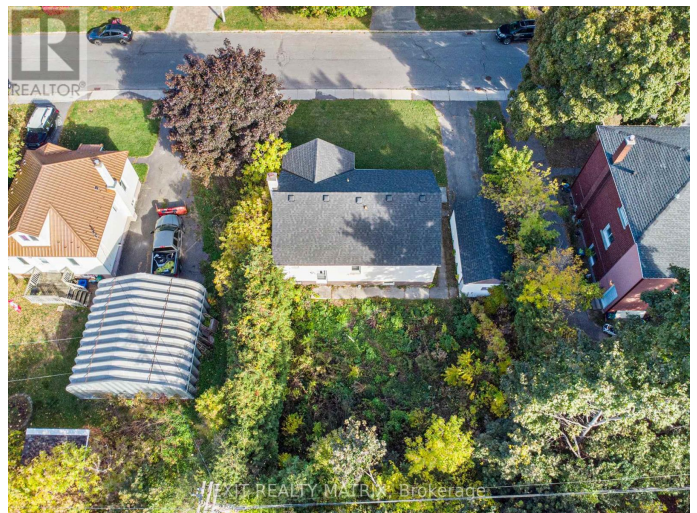
2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

3404 - Vanier, Ottawa, Ontario

Prime Development Opportunity - R4UA-Zoned Lot in a High-Demand Area! Exceptional opportunity to acquire a well-located parcel of land, 65ft x 100ft, zoned R4UA, permitting up to 4 storeys and 8 residential units-ideal for small-scale multi-residential development. This site is perfectly situated within walking distance to major transit routes, making commuting easy and appealing for future residents. Enjoy proximity to shopping centers, restaurants, schools, parks, and a full range of urban amenities, all within walking distance. With demand for infill and intensification on the rise, this lot offers great potential for builders, developers, or investors looking to capitalize on the area's growth. Don't miss this rare infill opportunity in a thriving, well-connected neighborhood! SELLING FOR LAND VALUE ONLY!! (id:6289)

Essential Information

Listing #	X12471121
Price	\$759,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow



Community Information

Address	436 Blake Boulevard
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1K1B1

Amenities

Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
# of Stories	1

Exterior

Exterior	Stucco
Lot Description	65 x 100 FT
Foundation	Block

Listing Details

Listing Office	EXIT REALTY MATRIX
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Listing information last updated on October 21st, 2025 at 6:01am PDT