

\$2,590,000 - 2026-2028 Carling Avenue, Ottawa

MLS® #X12480665

\$2,590,000

0 Bedroom, 0.00 Bathroom, 26,985 sqft

Vacant Land on 0.00 Acres

5201 - McKellar Heights/Glabar Park, Ottawa, Ontario

ATTENTION DEVELOPERS: Rare urban assembly offering apx 26,985 square feet of combined lot area with over 145 ft of frontage on high exposure Carling Avenue. This offering includes two adjacent parcels at 2026 (Pin 039830042) and 2028 (Pin 039830041) Carling Avenue with EXTRA DEPTH not commonly found in the area. Zoned Arterial Main Street (AM), the site allows as-of-right development of up to 7 storeys, making it ideal for mid-rise residential, mixed-use, or commercial projects. The property is located just steps from the proposed Melwood LRT station and along a major transit corridor with OC Transpo bus service every 15 minutes. There is also quick access to Highway 417 from both Maitland and Woodroffe exits. 2028 Carling is a 3-bedroom 1-bathroom single-family home with attached garage, well-suited for rental income during the planning stage. 2026 Carling is a spacious 5-bedroom 2.5-bathroom single family home with attached garage and pool and will be tenanted by the Seller until May 31 2026, offering immediate revenue to cover property taxes, home insurance and utilities. The surrounding neighbourhood is established, affluent, and home to one of Ottawa's highest senior populations, making it an ideal location for a wide range of housing or care-related developments. Within walking distance you'll find Carlingwood Mall, restaurants, fitness centres, groceries, banks, medical services,



and multiple pharmacies. Nearby schools include D. Roy Kennedy, Woodroffe PS, Broadview HS and Notre Dame HS. 72-hour irrevocable is required on all offers. (id:6289)

Essential Information

Listing #	X12480665
Price	\$2,590,000
Bathrooms	0.00
Square Footage	26,985
Acres	0.00
Type	Vacant Land

Community Information

Address	2026-2028 Carling Avenue
Subdivision	5201 - McKellar Heights/Glabar Park
City	Ottawa
Province	Ontario
Postal Code	K2A1G2

Exterior

Lot Description	147.82 x 172.85 FT
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Listing Details

Listing Office	SUTTON GROUP - OTTAWA REALTY
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