

**CBRE**

# 1235 BANK ST & 36 CAMERON AVE

OTTAWA, ONTARIO

RESIDENTIAL DEVELOPMENT OPPORTUNITY



# EXECUTIVE SUMMARY

CBRE Limited is pleased to act as the exclusive advisor and offer for sale on behalf of the Owner, Nautical Lands Group Contractors (the "Owner"), the land municipally known as 1235 Bank Street and 36 Cameron Avenue (the "Property"), located in the highly sought-after Old Ottawa South neighbourhood of Ottawa.

The Property comprises an approximate site area of 14,241 square feet and offers an exceptional development opportunity in one of Ottawa's most desirable urban neighbourhoods. Zoned TM2H - Traditional Mainstreet and R3P - Residential Third Density, the site permits a broad range of residential, retail, and commercial uses, with the Bank Street frontage allowing for a building height of up to 15 metres. Based on our analysis, our expectations are that additional height and/or density may be supported, subject to municipal approvals and buyer verification.

The site benefits from prominent street exposure along Bank Street, within a primarily urban, mixed-use, and pedestrian-oriented stretch, while the transition along Cameron Avenue reflects a more residential node. This combination provides flexibility for a well-integrated development concept that complements both street conditions.

Located within walking distance of Lansdowne Park, the Rideau Canal, Billings Bridge, and Carleton University, the area is supported by strong retailers, excellent connectivity, and sustained rental demand from residents, students, and professionals.

This compelling development opportunity benefits from flexible zoning, premium frontage, and a highly desirable location with strong rental demand, positioning the site for a high-quality, community-oriented project aligned with the City's long-term objectives.

LIST PRICE	\$3,500,000.00
SITE SIZE	14,241 square feet
FRONTAGE	~120 feet
DEPTH	~134 feet
ZONING	TM2H(15) - Traditional Mainstreet Zone R3P - Residential Third Density Zone
TAXES (FINAL 2025)	\$44,392.97



# LOCATION OVERVIEW

## GLEBE/OLD OTTAWA SOUTH

The Glebe and Old Ottawa South are two of Ottawa's most desirable urban neighbourhoods, known for their vibrant main streets, strong community character, and lifestyle amenities.

Anchored by Bank Street, the primary commercial node, the neighbourhood features a diverse mix of independent retailers, national brands, cafés, restaurants, and professional services. The pedestrian-friendly streetscape and consistent foot traffic support strong retail performance and ongoing demand for well-located commercial and mixed-use space.

The area is home to major amenities including Lansdowne Park, The Rideau Canal, Billings Bridge and Carleton University creating a highly livable environment that appeals to residents, students and professionals.

With a mix of established residential streets, a robust retail corridor, and emerging mixed-use developments, the Glebe and Old Ottawa South continue to attract investment, supported by strong transit connectivity, proximity to Downtown, and sustained rental demand.

### LANSDOWNE PARK

Premier mixed-use destination featuring TD Place Stadium, premium retail and dining, residential towers, and year-round community events.



### RIDEAU CANAL

Iconic Ottawa landmark that winds through the heart of the city. In winter, it becomes the world's largest skating rink, and in summer, it transforms into a scenic boating route lined with vibrant waterfront amenities.



## Area Statistics

# 45.5%

of Private Dwellings are Rented\*

# 94

Walk Score

\*Within 1km of 1235 Bank Street

# 5.1%

Projected Population Growth\* (2025-2035)

# 40.7

Median Age\*

### BILLINGS BRIDGE SHOPPING CENTRE

Prominent retail and transit hub offering convenient shopping and excellent connectivity across the city.



### CARLETON UNIVERSITY

Major public university located along the Rideau River, enrolling over 30,000 full-time and part-time students.



# NEARBY DEVELOPMENTS



THE BRADSHAW ON BANK



FIFTH + BANK



MILIEU



THE MARBELLA

# 1235 BANK ST & 36 CAMERON AVE

OTTAWA, ONTARIO



## FOR MORE INFORMATION

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# CBRE

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