

\$748,962

FOR SALE



185
YORK
STREET

PRIME-URBAN

O P P O R T U N I T Y

FEATURES

This prime infill location is a development-ready site requiring no demolition and offering significant investment potential. With zoning flexibility, it accommodates a range of uses, including café, office, or boutique retail on the ground floor, and 6–12 units, furnished executive rentals, or boutique apartments on the upper floors. The property benefits from rear lane access and a right-of-way easement, enhancing logistics and flow. Positioned in a pedestrian-focused streetscape, it is ideal for activating ground-floor retail while capitalizing on mixed-use potential.



SECURE & PRIME

DOWNTOWN LAND

AMENITIES

- ✓ Prime ByWard Market location
- ✓ Development-Ready lot
- ✓ Zoning permits mixed-use projects
- ✓ Height Limit: 21.4m, 6 Storeys
- ✓ Pedestrian-focused street enhancements
- ✓ Commercial potential at ground level
- ✓ Rare downtown investment opportunity

ACT NOW – SECURE PRIME DOWNTOWN LAND

SCHEDULE YOUR PRIVATE VIEWING

REIMAGINE URBAN POTENTIAL

RENDERINGS ARE
CONCEPTUAL ONLY



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SEIZE THE OPPORTUNITY – DEVELOP TODAY!

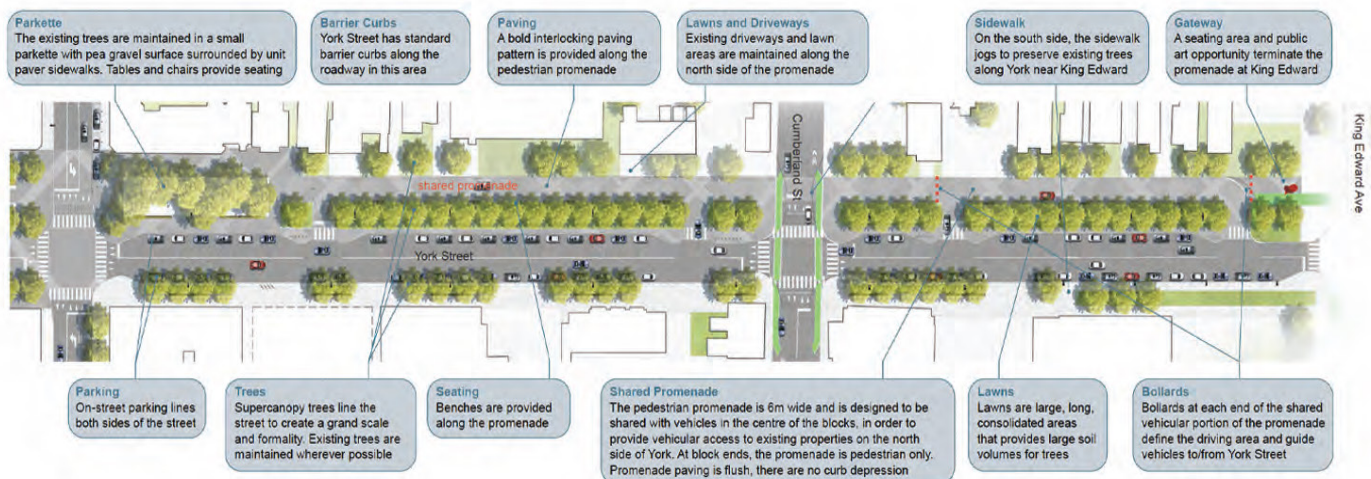
SCHEDULE YOUR PRIVATE VIEWING

REVITALIZATION OVERVIEW



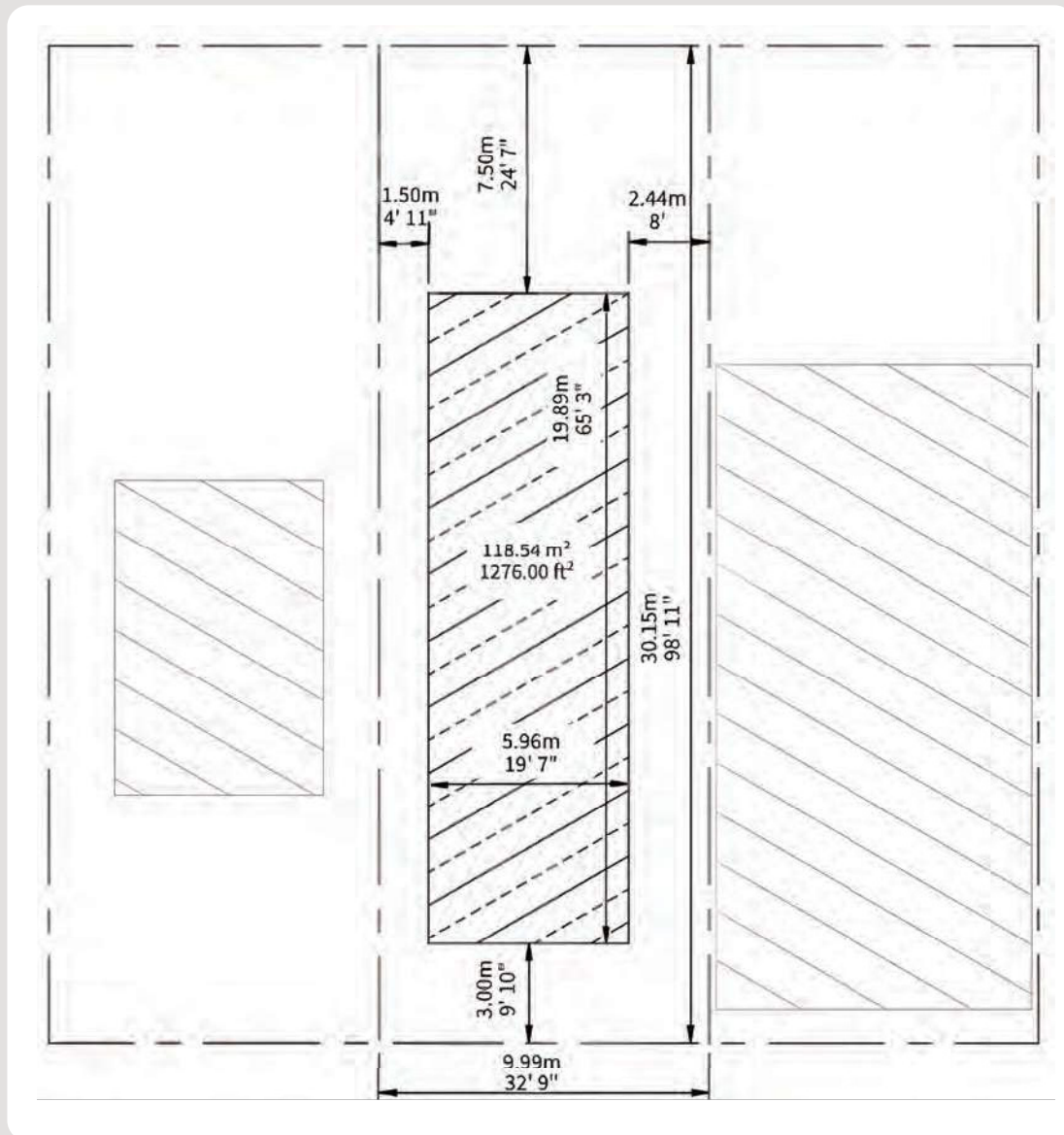
LOCATION

The location of the lot is situated at 185 York Street, right in the heart of Ottawa's dynamic ByWard Market Revitalization Zone.



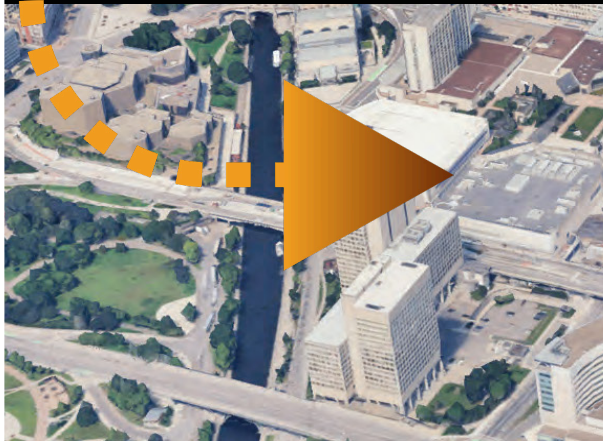
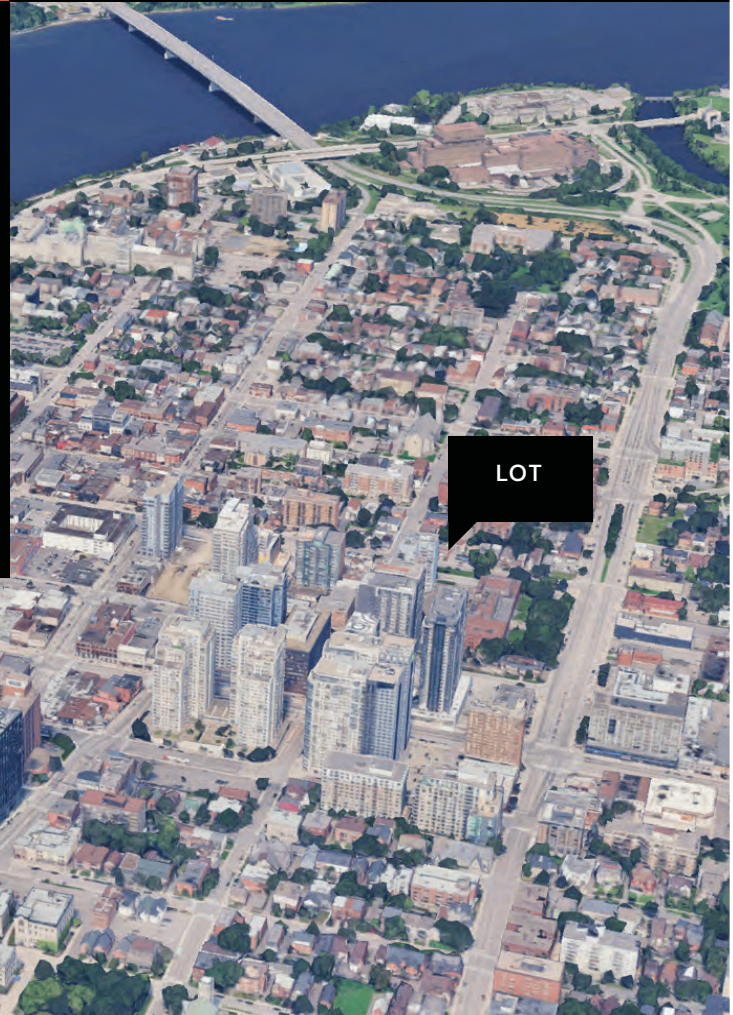
CONCEPTUAL SITE PLAN

The conceptual site plan for 185 York Street is prepared to showcase the property's layout, dimensions, and development potential and right-of-way access. The 33' x 99' lot configuration, existing easements, and potential building footprints are clearly outlined, providing a comprehensive resource for evaluating mixed-use project opportunities. Ideal for micro-units above café or restaurant space – a perfect mixed-use opportunity in Ottawa's most walkable district.



LOT LOCATION

- ByWard Market
- Parcel is part of [ByWard Market Public Realm Plan](#)
- Faces Dog Island park
- Rideau River and Bordeleau Park: 500m
- O-Train station: 400m
- Rideau Center: 400m
- Shoppers Pharmacy: 300 m
- Metro Grocery: 200m
- Rideau LCBO: 200 m
- Block corners King Edward Ave. (provides direct access to both Hwy 417 (Queensway) and Hwy 5 / 50)



Lot size: 33' x 99' = 3200 sq ft
Building Footprint: 20' x 65' = 1300 sq ft
Height limit: 69' (up to six stories)
Zoning: R5S S77 / N6B S77

Uses: Low-rise residential
Mid-rise residential
High-rise residential
Mixed commercial



CONNECT WITH EDMUNDO ROA TODAY!

Opportunities like this don't last long in core markets. Contact Edmundo Roa, your trusted local expert, to learn more about zoning details, permitted uses, and conceptual possibilities for 185 York. Whether you're a builder, investor, or urban visionary, this is your chance to secure a premium lot in one of Ottawa's most exciting and evolving downtown neighbourhoods.

Edmundo Roa

Salesperson

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