

124 Lotta Avenue

4,585 Square Feet

Ottawa, Ontario

Residential Development Opportunity Adjacent to Algonquin College



Vacant Residential Land

124 Lotta Avenue | Ottawa, ON

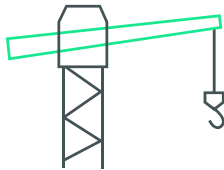
Unique Opportunity

This vacant residential land opportunity presents an ideal setting to bring your vision to life and create the home or housing project you've always imagined. Nestled in a desirable neighborhood, this prime location offers both tranquility and convenience with just a short walk away from amenities, schools, parks, and major transportation routes, 124 Lotta Avenue provides the best of both worlds.

Don't miss this extraordinary opportunity to secure a rare piece of land in Ottawa's sought-after location adjacent to Algonquin College. Embrace the chance to personalize every aspect of your future residence, from the layout and architectural style to the finishes and details that reflect your unique taste and lifestyle.

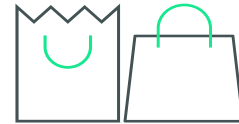
Unique opportunity to purchase a development opportunity in a desirable mature neighbourhood without having to pay for an expensive demolition and removal of an existing home.

Property Highlights



RESIDENTIAL DEVELOPMENT OPPORTUNITY

0.105 acre of prime residential development land along Lotta Avenue; adjacent to Algonquin College.



AMENITY RICH NEIGHBOURHOOD

The property is ideally located close to many amenities in the City View area of Ottawa, ON; specifically College Square Mall.



SUPPORTIVE PLANNING POLICY

The Property is zoned R1FF [623]; surrounded by multiple new custom infill homes.



RAPIDLY GROWING COMMUNITY

The neighbourhood of Merivale continues to be a rapidly expanding residential community with increased amenities, services and all types of residential development.

Property Information

Asking Price: \$535,000

Municipal Address	124 Lotta Avenue, Ottawa, ON K2G 2B9
Legal Description	LTS 1235 & 1236, PL 375 ; NEPEAN
PIN	046910119
Frontage	43.98 feet - irregular size
Depth	91.10 feet
Land Size	4,585 square feet
Property Taxes	\$2,917.00 (2022 Estimate)
Zoning	R1FF[632]





Contact Us

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