

251 Columbus Avenue, Overbrook, Ottawa



FOR SALE

OVERSIZED 71 FT x 116 FT LOT

featuring R4 zoning & holding income in Ottawa's
Overbrook neighbourhood.

FLORIAN NAGELSCHMITZ, BROKER

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Table of **CONTENTS**

- 3** Property Details & Highlights
- 4** Location Amenities
- 5** Property Photos
- 8** Broker Profile



PROPERTY HIGHLIGHTS & DETAILS

HIGHLIGHTS:

- **Holding income:** As-of-right 5-unit property designation will provide savings in development fees as these units will be grandfathered in
- **R4 Zoning:** Flexible zoning for considerable intensification
- **Lot Size:** 71 ft. x 116 ft. lots are rarely found in such an urban location
- **Location:** Nearby tenant amenities include offered in Freshco, Loblaws, St Laurent Shopping Centre and the University of Ottawa. Royal Canadian Mounted Police (RCMP) is also a major nearby employer

ADDRESS: 251 Columbus Avenue
Ottawa East K1K 1P5

MUNICIPALITY: City of Ottawa

NEIGHBOURHOOD: Overbrook, Ottawa East

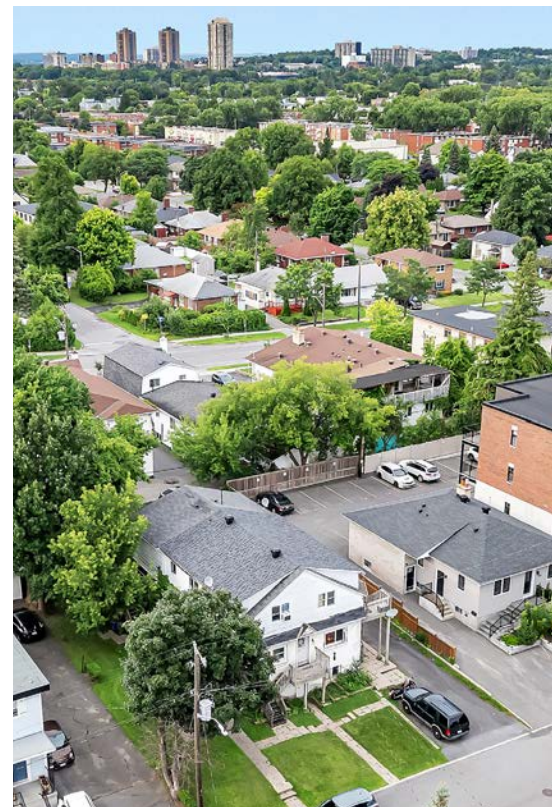
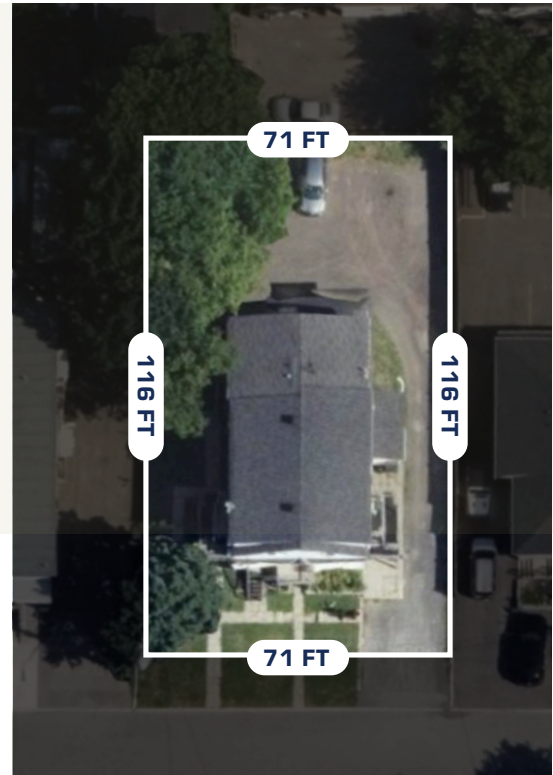
ZONING: R4UC (Residential 4th Density, Subzone UC)

LOT SIZE: 8,191 sq. ft. (approx.)

DIMENSIONS: 71 ft. x 116 ft.

EXISTING IMPROVEMENTS: 5 legal units (4 occupied)

- Unit 1 - 2 bdrm large (Renovated)
- Unit 2 - 2 bdrm
- Unit 3 - 2 bdrm
- Unit 4 - 3 bdrm
- Unit 5 - Requires renovation

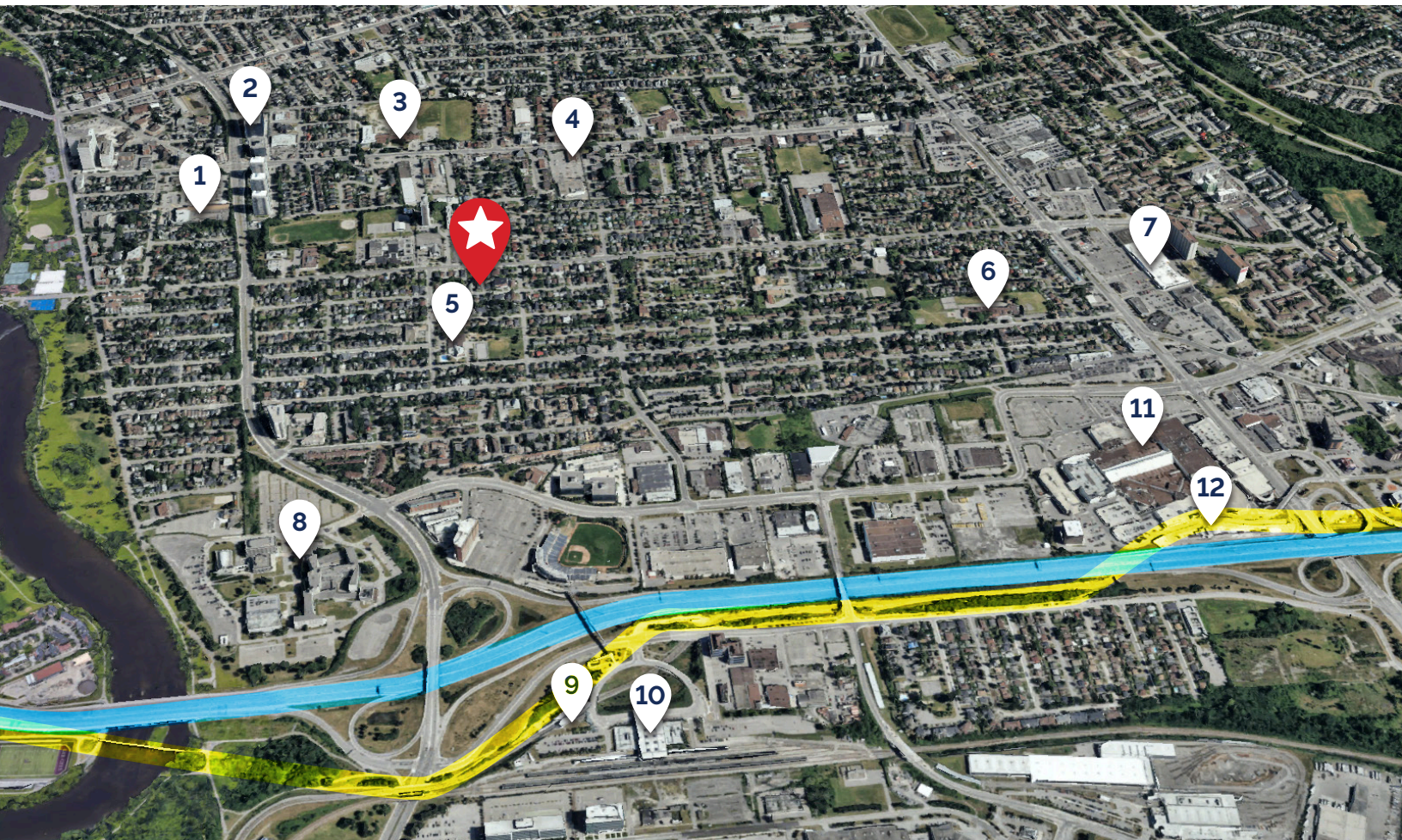


LOCATION AMENITIES

- 1 Loblaws Grocery
 - 2 RCMP & Canadian Centre for Cyber Security
 - 3 Horizon-Jeunesse French Catholic Elementary School
 - 4 FreshCo Grocery
 - 5 Overbrook Community Centre
 - 6 Queen Mary Street Public School
 - 7 RioCan St Laurent
Food Basics, Adonis, Giant Tiger, Decathlon
 - 8 Royal Canadian Mounted Police (RCMP)
 - 9 Tremblay Light Rail Transit (LRT) Station
 - 10 Ottawa Train Station
 - 11 St Laurent Shopping Centre
850,000+ sq. ft. regional shopping centre with 180+ retailers
 - 12 St Laurent LRT Station
- Highway 417
■ O-Train Line 1

7 RioCan St. Laurent

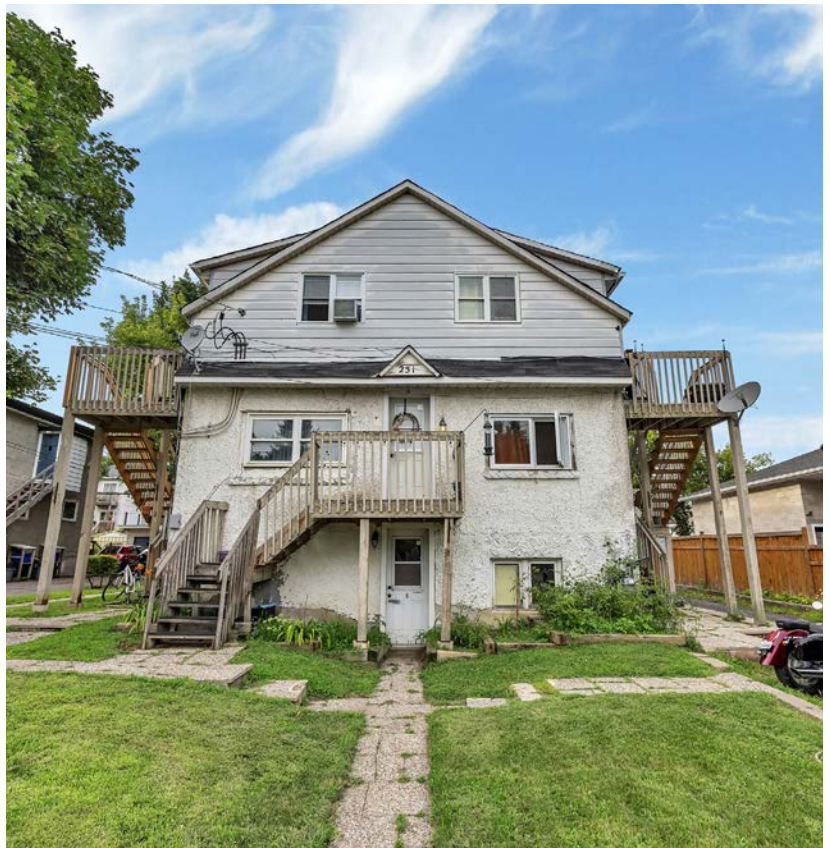
	
	
	
	
	
	
	
	
	
	
	



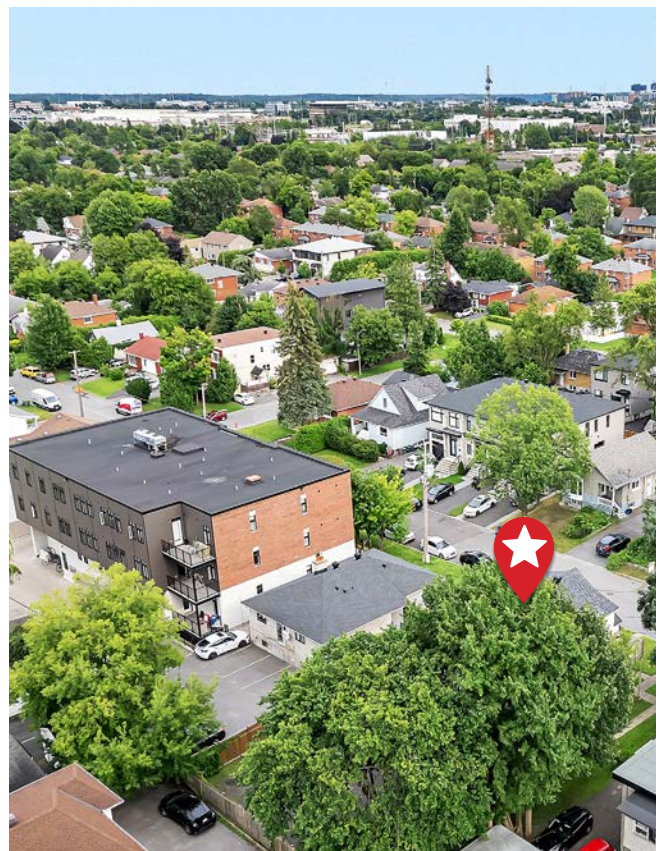
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





Florian Nagelschmitz, Broker



Capital Commercial Investment Corporation, Brokerage,

is a full service Real Estate Brokerage firm which specializes in the Investment Commercial, Multi-Residential, Development Land, and Seniors' Housing markets throughout Ontario.

We offer a full range of related services including construction management, leasing, valuation, and property management. We are committed to providing the highest standard of professional service as a result of in-depth market and investment knowledge, dedication to integrity, and our drive to succeed.

Florian Nagelschmitz has worked in the commercial real estate industry for over ten years, with investment sales experience across commercial asset classes including multi-residential, retail, seniors' housing, development land and land speculation. Utilizing targeted information gathering tools and a Canada-wide network, Florian identifies off-market opportunities specific to the needs of the institutional, private equity and individual investors he represents.

Florian holds a bachelors commerce degree in Real Estate and Housing from the University of Guelph.

