

FOR SALE

2560

BANK STREET

OTTAWA, ON | K1T 1M9



**CUSHMAN &
WAKEFIELD**

Ottawa

2560 BANK ST.



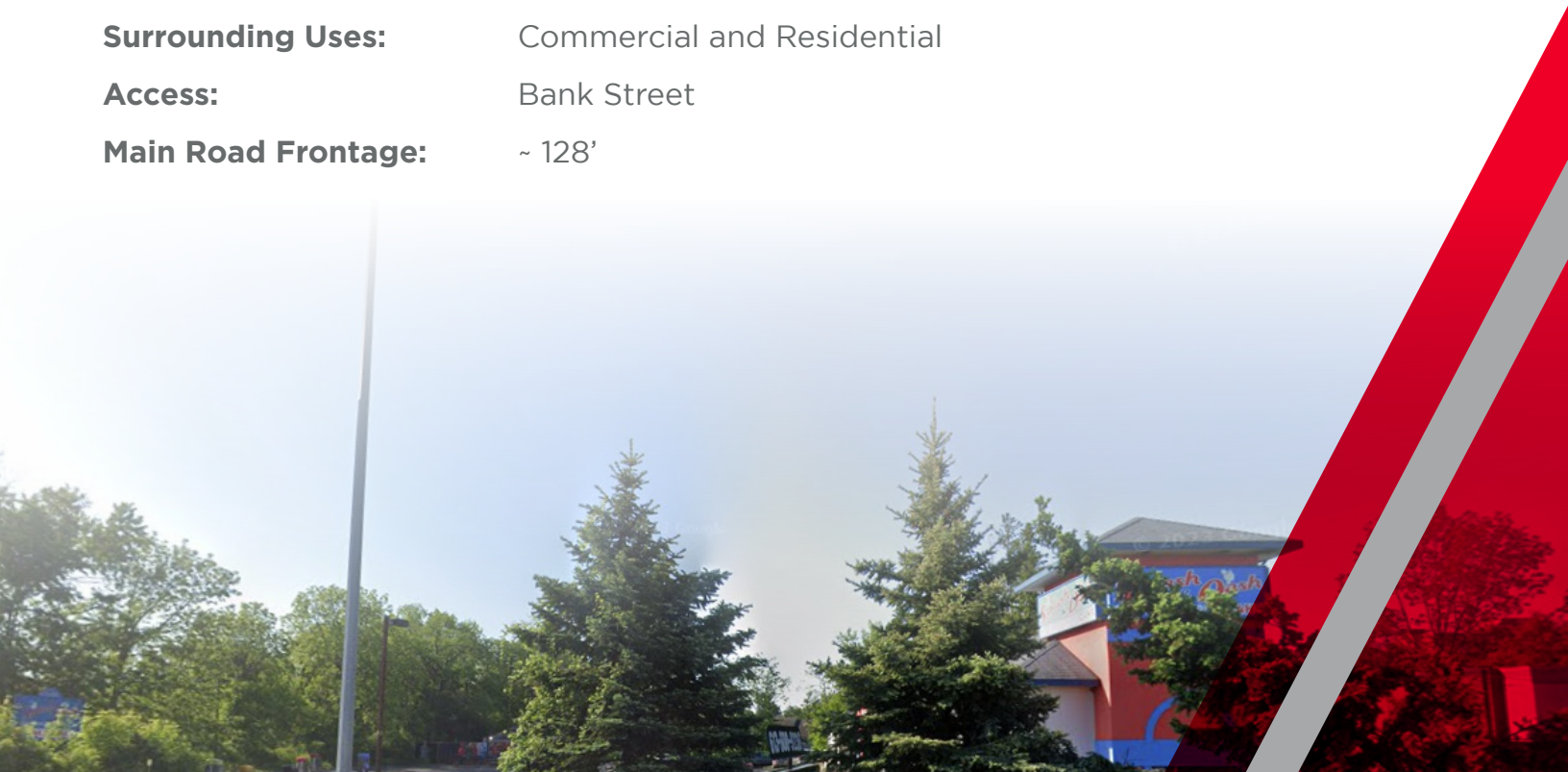
Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in 2560 Bank Street, Ottawa (the “Property”). The opportunity consists of an approximately 1.37-acre site, strategically located on the main thoroughfare of Bank Street. Located near the intersection of Hunt Club Road and Bank Street Intersection, which had an average daily traffic count of 54,014 vehicles (Ottawa AADT 2022), offering excellent visibility and easy access for commuters.

The Property comprises approximately 59,834 sf of land and features approximately 129’ of frontage along Bank Street. Currently home to Splash & Dash, a carwash complex and All Out Burger food truck. The Property is currently zoned AM H(30), permitting a wide array of uses, including, but not limited to retail, service commercial, office, residential and institutional uses, among others.

The Property is located along the busy Bank Street arterial roadways, in the Bank & Hunt Club commercial node, featuring notable retailers such as Cineplex, Walmart, Marshalls & Home Sense, Winners, Michaels, and Loblaws, along with a variety of automotive dealerships. Additionally, the site is located near public transportation, with the nearest bus stop just 550 metres from the Property and within walking distance of the upcoming Greenboro Station of the Trillium LRT, scheduled to open Q3 2024. The Property is conveniently located only 8 minutes from the 417 on-ramp, providing seamless connectivity to the entire city.

PROPERTY FEATURES

Legal Description:	PT LT 20 PL 141 GLOUCESTER; PT LT 21 PL 141 GLOUCESTER PTS 5 & 6, 5R6970, GLOUCESTER
PIN:	043400007
Zoning:	AM H(30) – Arterial Mainstreet Zone
Surrounding Uses:	Commercial and Residential
Access:	Bank Street
Main Road Frontage:	~ 128’



THE LOCATION



DEMOGRAPHICS WITHIN 3KM

63,239

POPULATION

46%

HOUSEHOLD INCOME
OVER \$100K

35-39

MEDIAN AGE

23,530

TOTAL HOUSEHOLDS

\$83,460

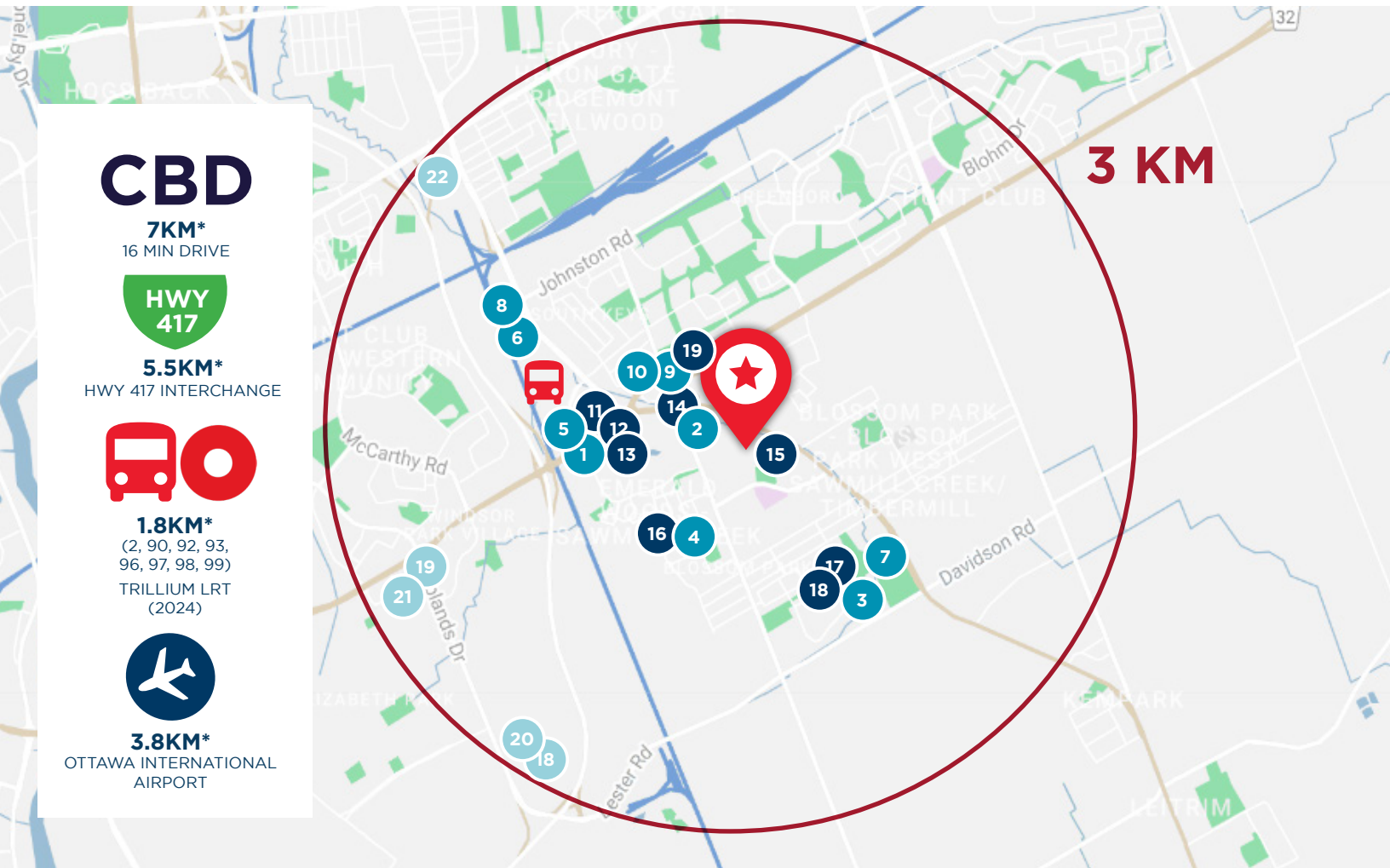
CONSUMER EXPENDITURE
PER HOUSEHOLD

\$1.06B

RETAIL SALES

AMENITIES

MAP



20+

RETAIL

1. Walmart Supercentre
2. Shell
3. Farmboy
4. Circle K
5. Loblaws
6. The Home Depot
7. Giant Tiger
8. LCBO
9. Metro
10. Shoppers Drug Mart

25+

RESTAURANTS

11. Kelseys
12. Montana's BBQ & Bar
13. KS On The Keys
14. Subway
15. STACKED
16. Papa Joe's Pizza
17. Popeyes Louisiana
18. A&W
19. The Works

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HOTELS

20. Fairfield Inn
21. Holiday Inn
22. Hilton Garden Inn
23. Days Inn
24. Residence Inn

* DISTANCE FROM THE PROPERTY



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