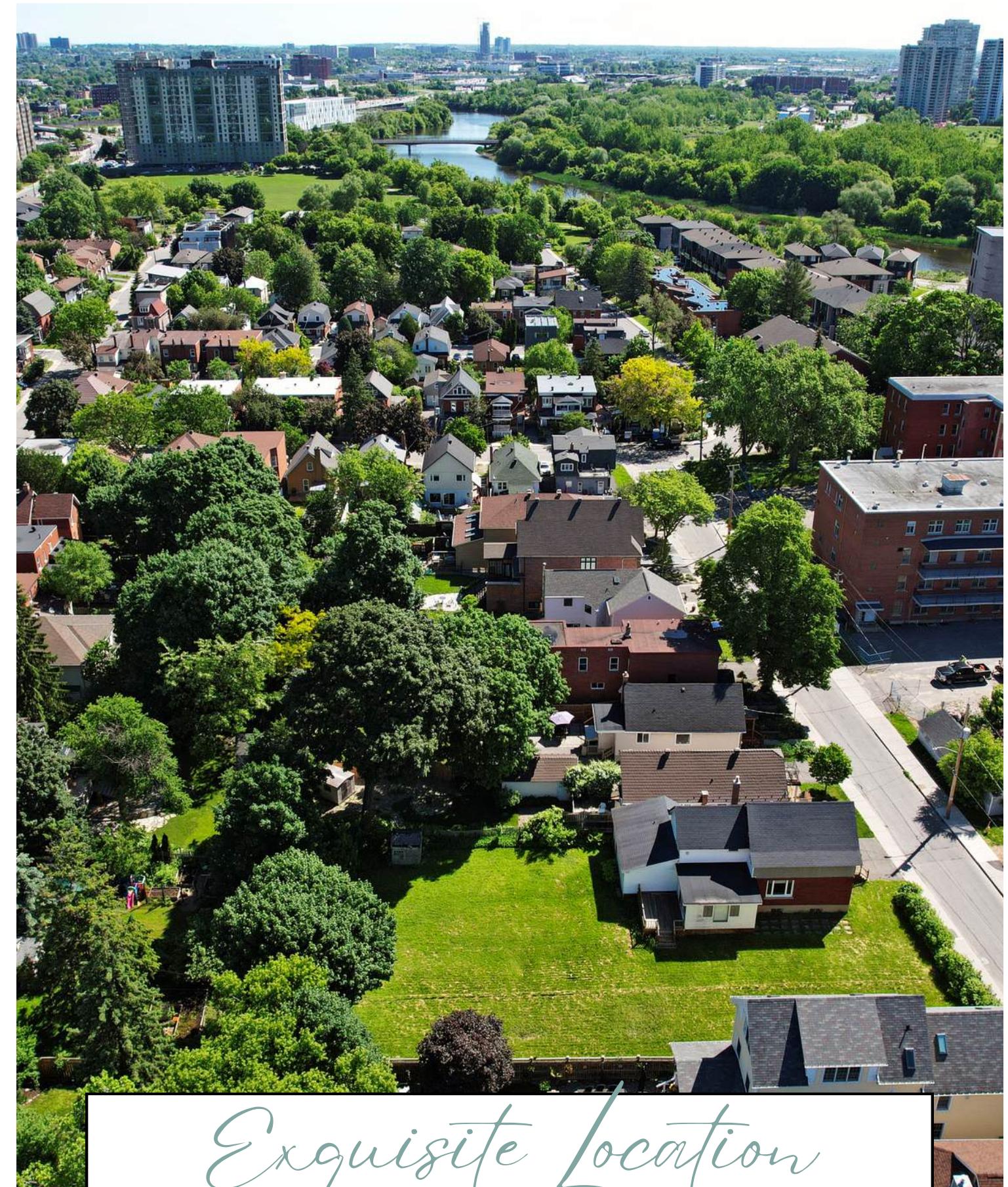


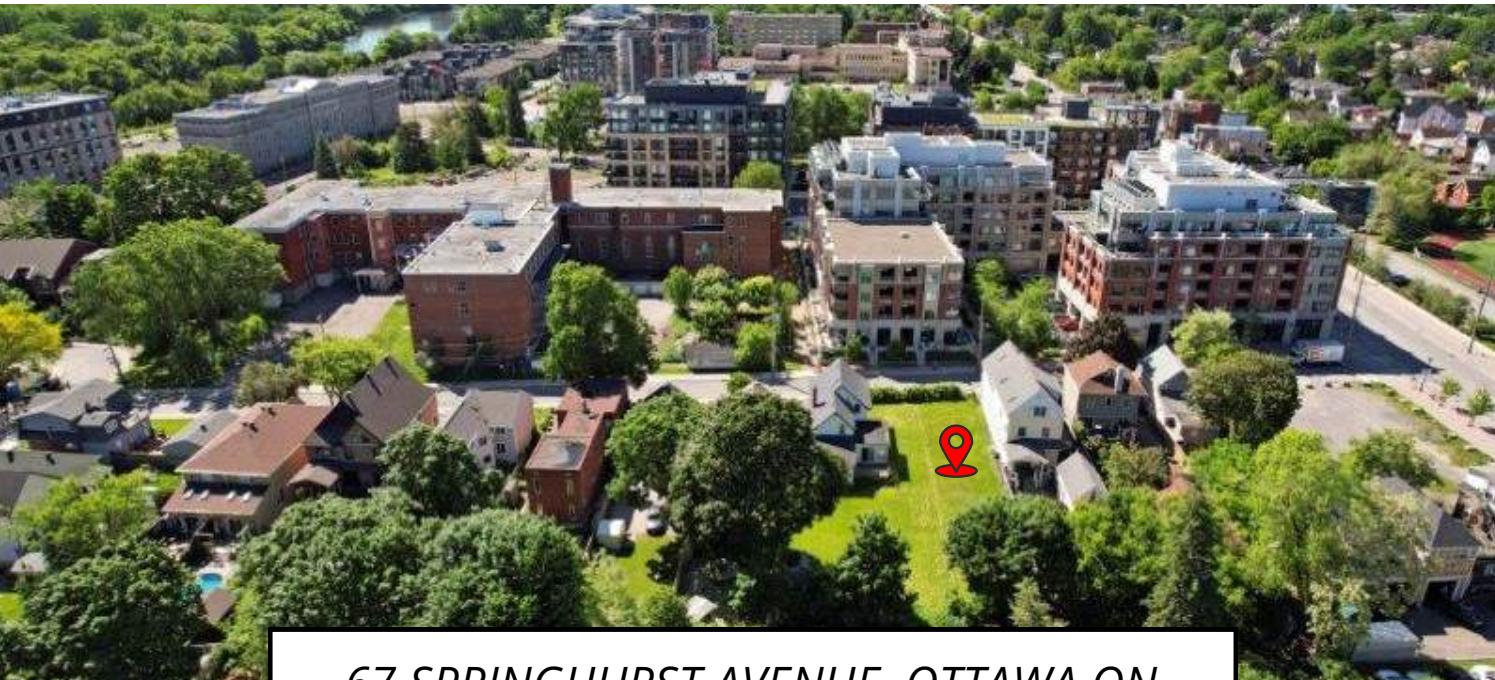
BUY | UNIQUE  
HOMES | SELL  
NANCYBENSON.COM

*Development Opportunity*  
REMAX HALLMARK

610 BRONSON AVENUE, OTTAWA ON  
MLS# X9521058



*Exquisite Location*  
67 SPRINGHURST AVENUE

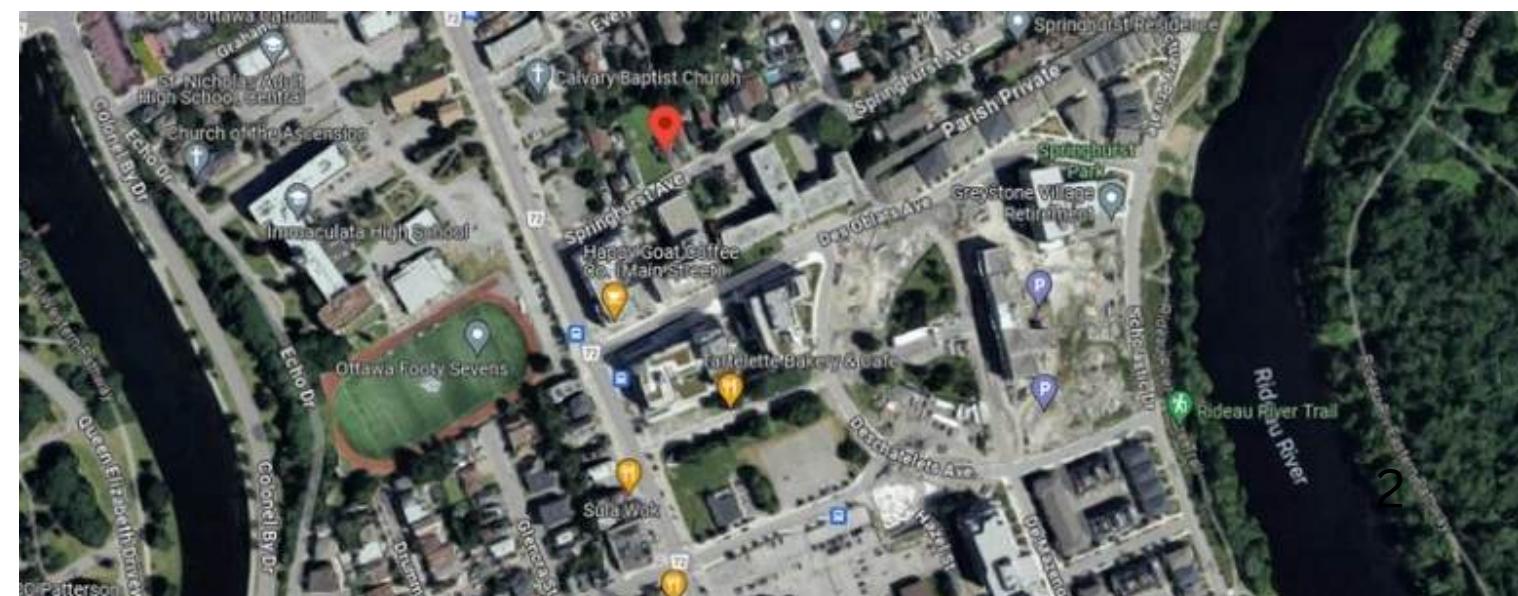
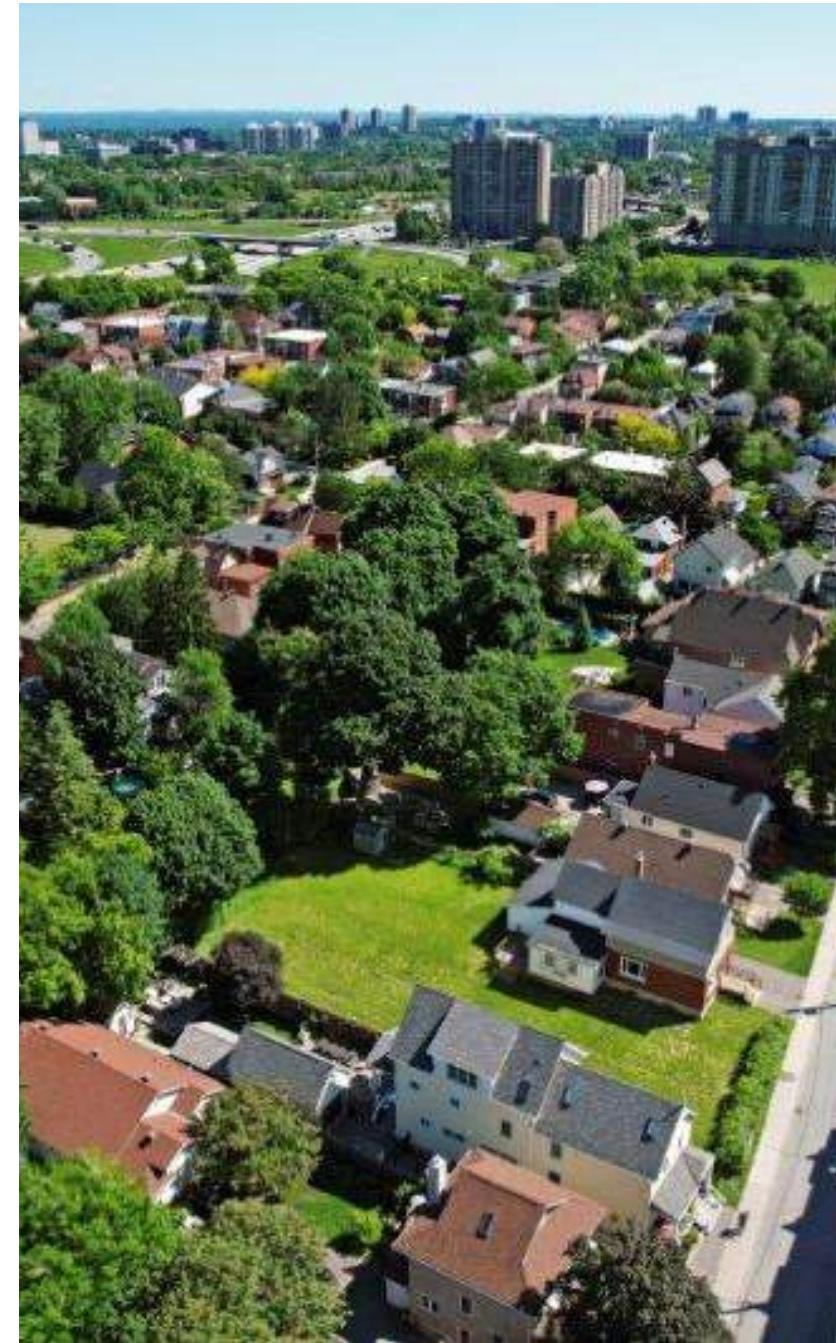


67 SPRINGHURST AVENUE, OTTAWA ON

Purchase Full Lot or Conditional Upon  
Severance

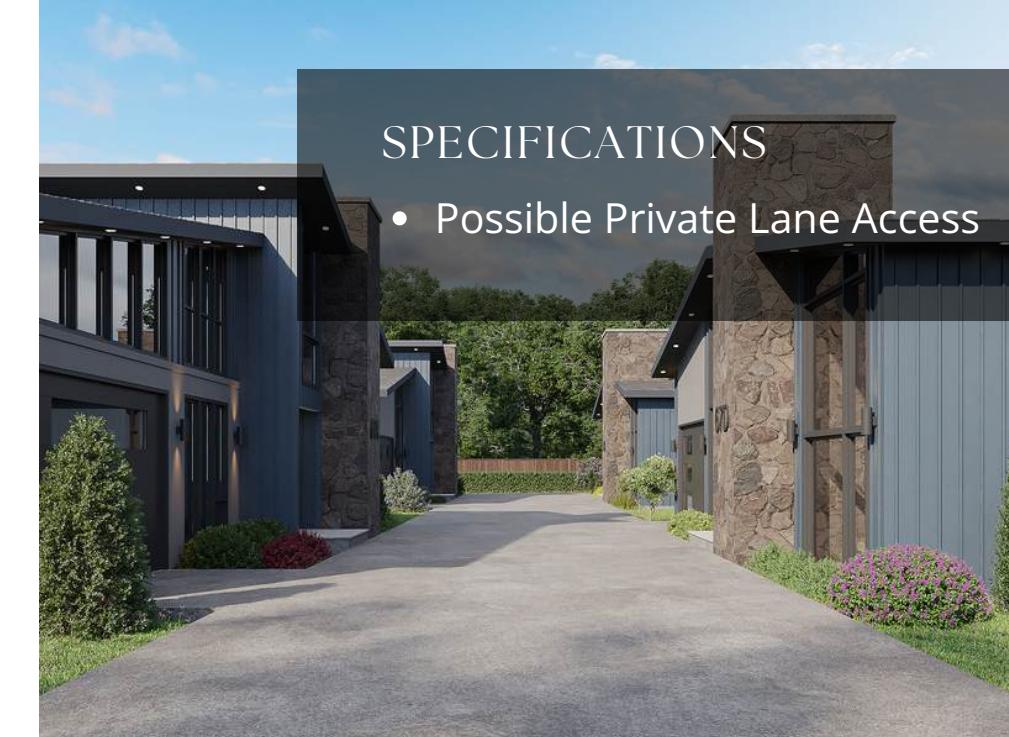
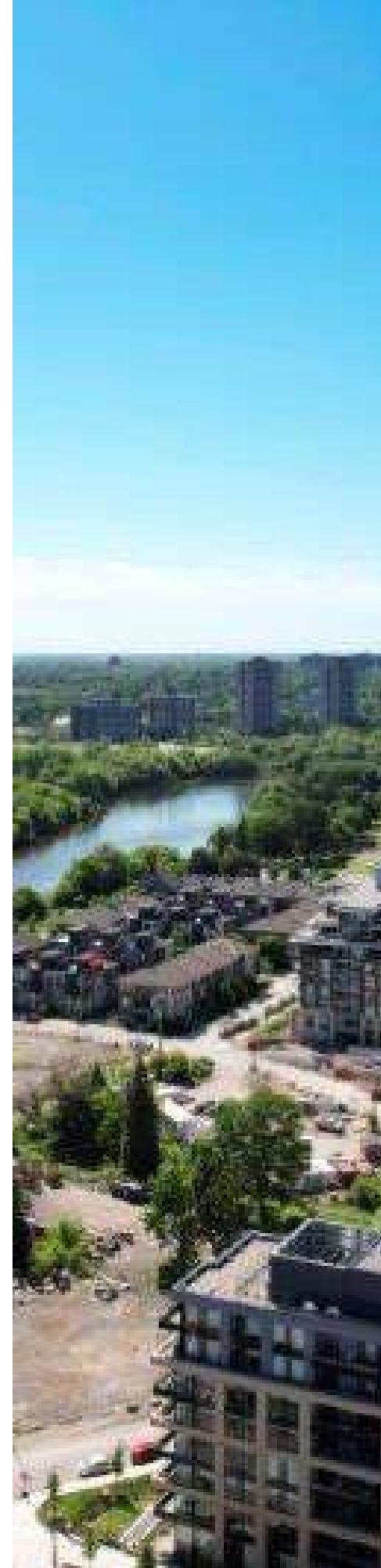
OTTAWA EAST

BY THE RIDEAU  
RIVER



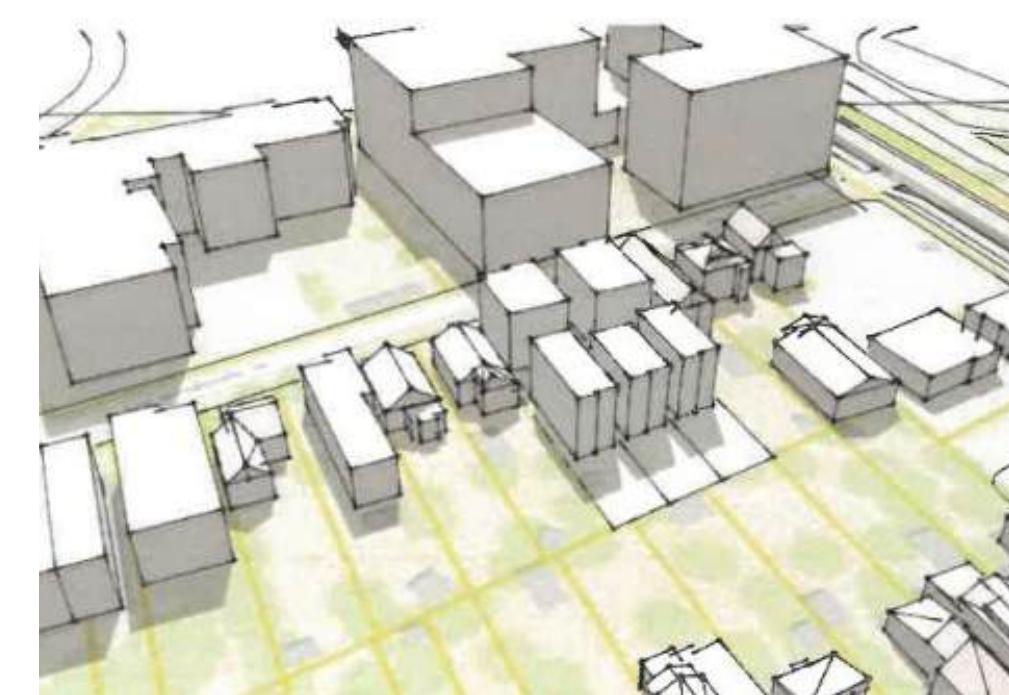
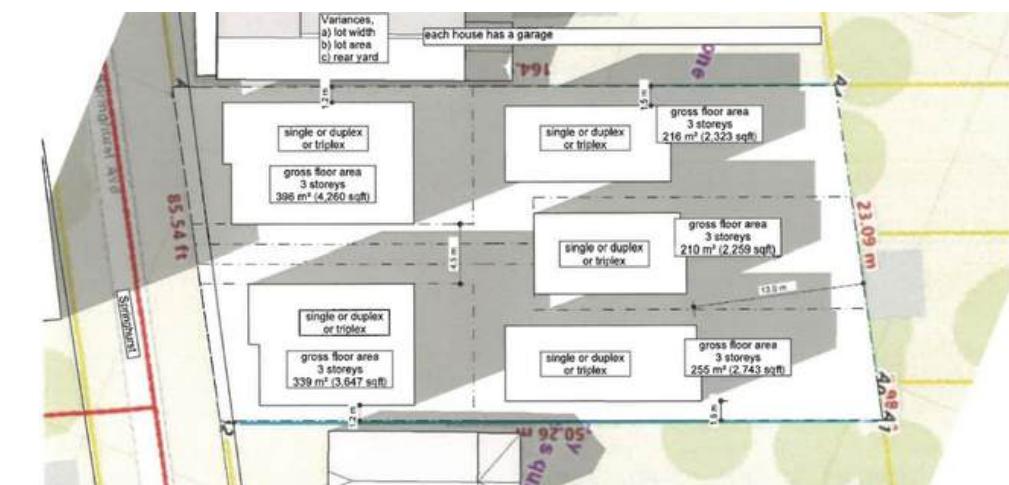
## PROPERTY DETAILS

ACCESS TYPE	Road Access
ZONING	R3P (N4B)
LOT SIZE	14,124 SQ.FT. 1,292.58 M.SQ.
TAXES	\$9,636 (2024)
FRONTAGE	85'6"(25.8M)
DEPTH	165' (50.1M)



## SPECIFICATIONS

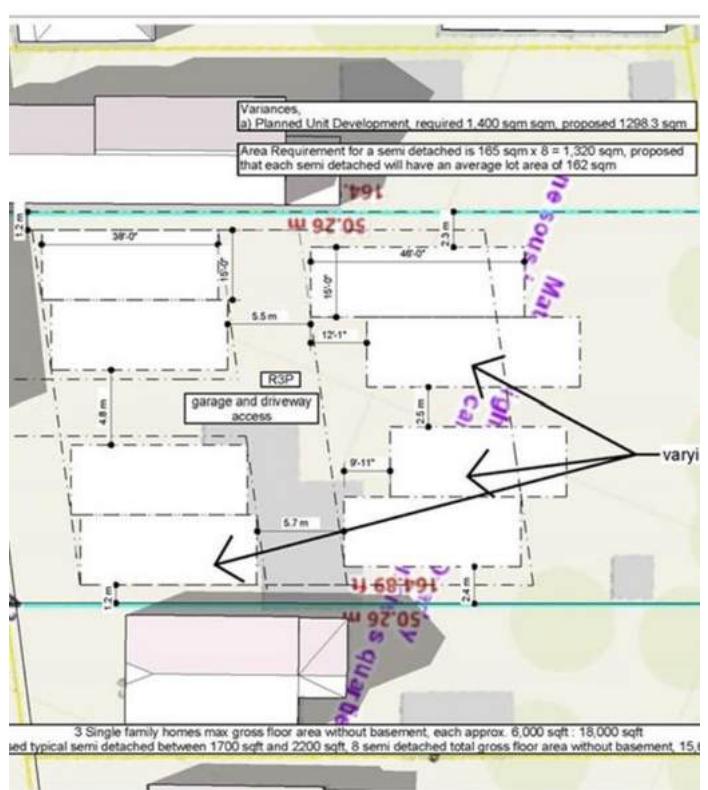
- Possible Private Lane Access



## SINGLE FAMILY HOMES

Opportunity to develop single-family homes on this spacious lot. Perfect for builders or investors looking to create a unique community. 4-6 Unit possibility (Depending on unit size)





# STACKED UNITS

Lot Depth offers room for 16 Units (Upper & Lower)

## SITE

- Treed Lot
- City Services
- Surrounded by Luxury Homes
- Possible Rental Units



# AMENITIES

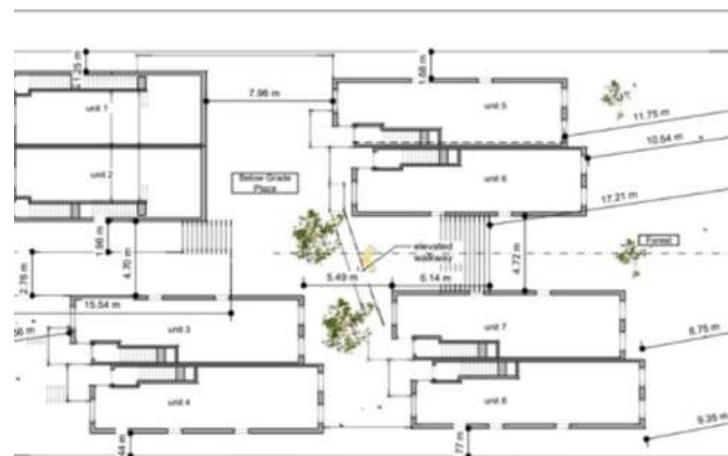
*Wonderful amenities and local shops that make our neighborhood a great place to live.*



## DISCOVER LOCAL SHOPS

# ALLOWED USE

- Mix Residential Building
- Duplex
- Linked Singles
- Retirement Home
- Town Homes
- Semi Detached
- Secondary Dwelling Unit



# Phase 1 Soil Test completed by Paterson Group Consulting Engineers





88

Walk Score  
VERY  
WALKABLE



79

Transit Score  
EXCELLENT  
TRANSIT



100

Bike Score  
BIKER'S  
PARADISE

## LEISURE PATH WAYS

Ottawa East offers a charming mix of leisure activities and scenic paths perfect for outdoor enthusiasts. The area features the picturesque Rideau River with winding walking and biking trails, including the Rideau River Eastern Pathway, ideal for peaceful strolls or invigorating rides. Nearby parks, like Brantwood Park, provide green spaces for picnics, sports, and family fun. The area's tranquil setting is complemented by easy access to cafés, boutique shops, and cultural attractions, creating a vibrant yet relaxed community feel.