

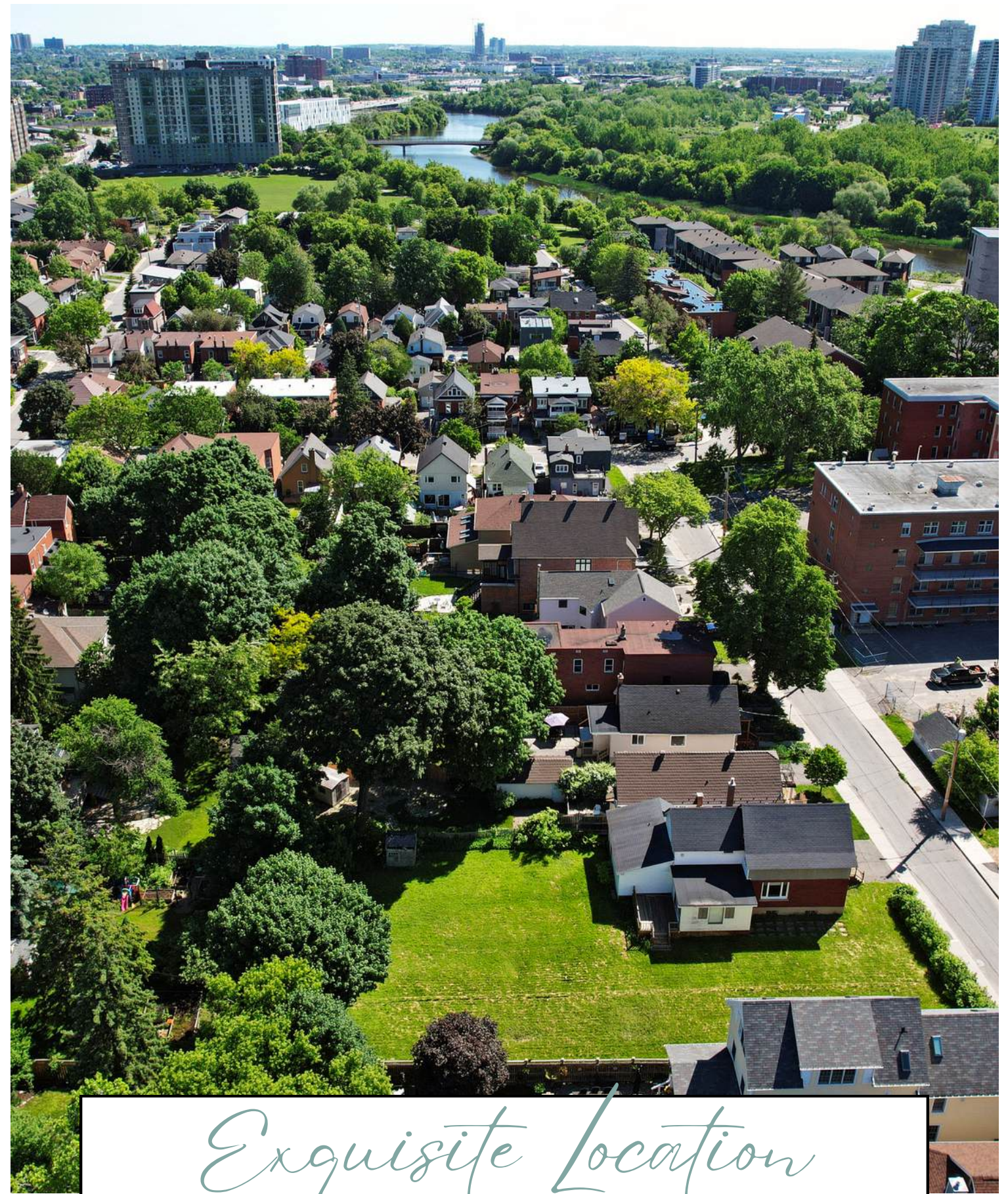
BUY | UNIQUE HOMES | SELL
NANCYBENSON.COM

Development Opportunity

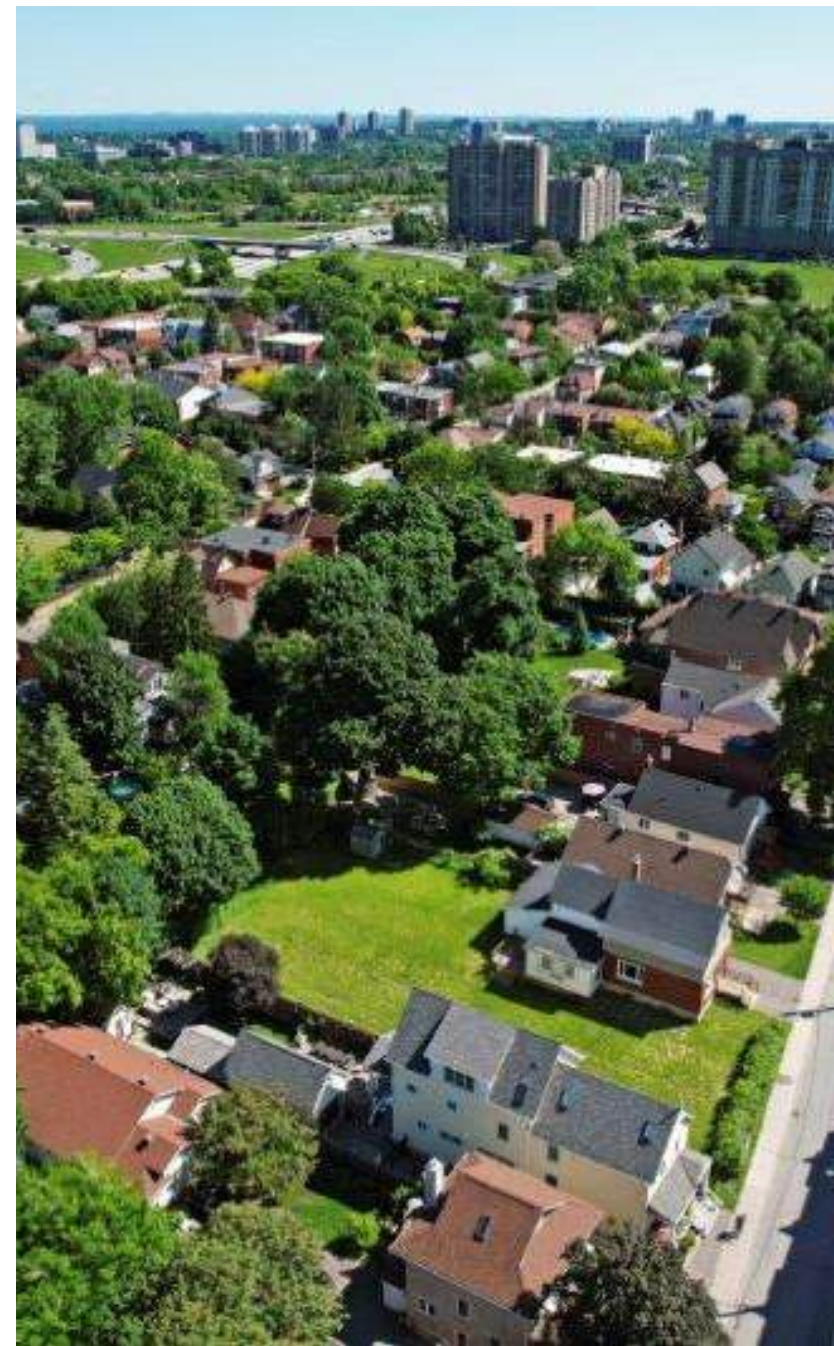
REMAX HALLMARK

610 BRONSON AVENUE, OTTAWA ON

MLS# X9521058

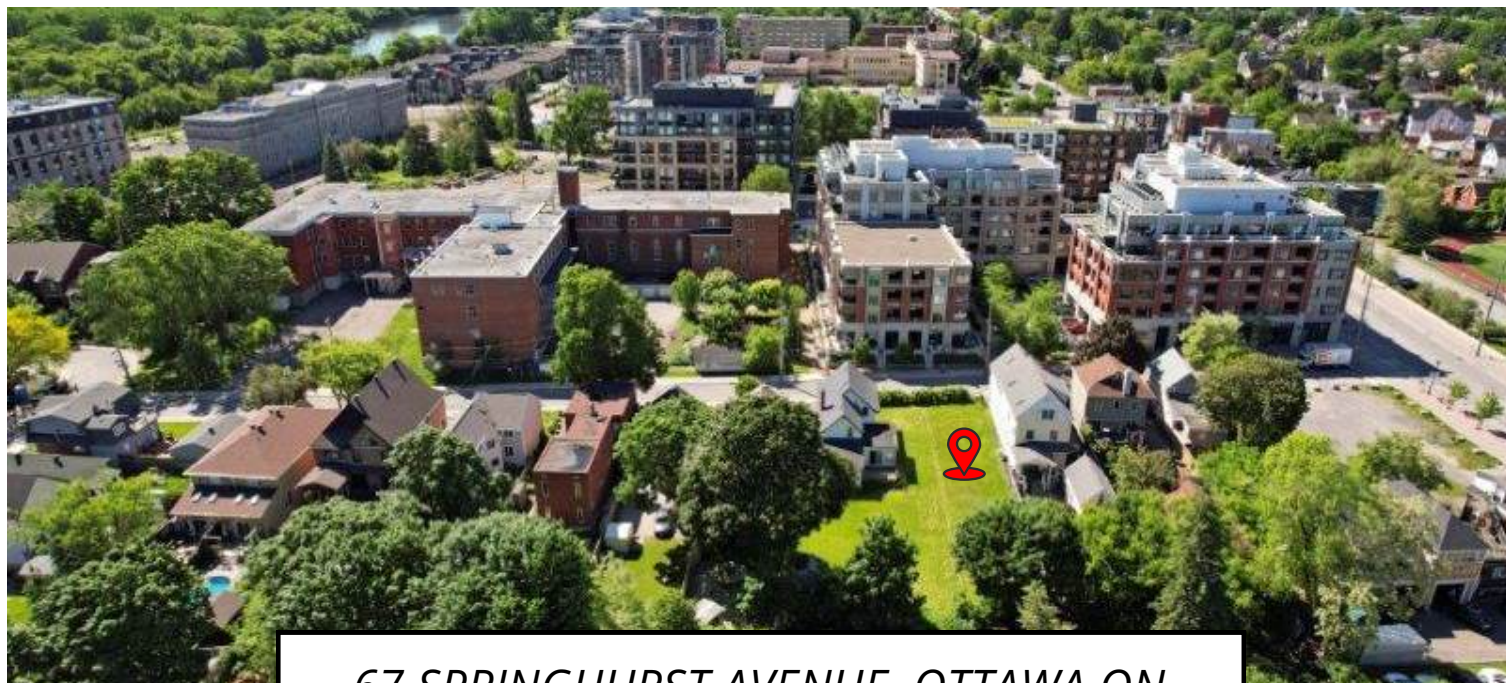


Exquisite Location
67 SPRINGHURST AVENUE



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)



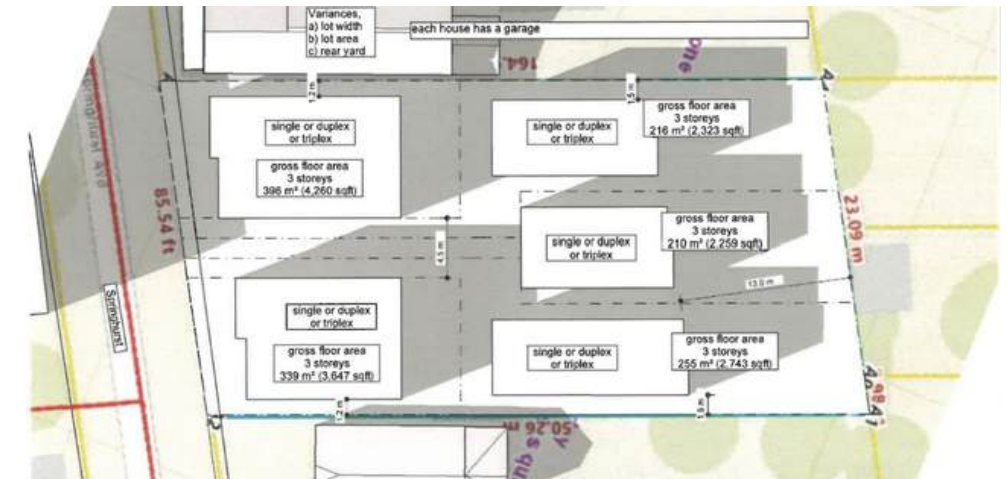
67 SPRINGHURST AVENUE, OTTAWA ON

Purchase Full Lot or Conditional Upon
Severance

OTTAWA EAST

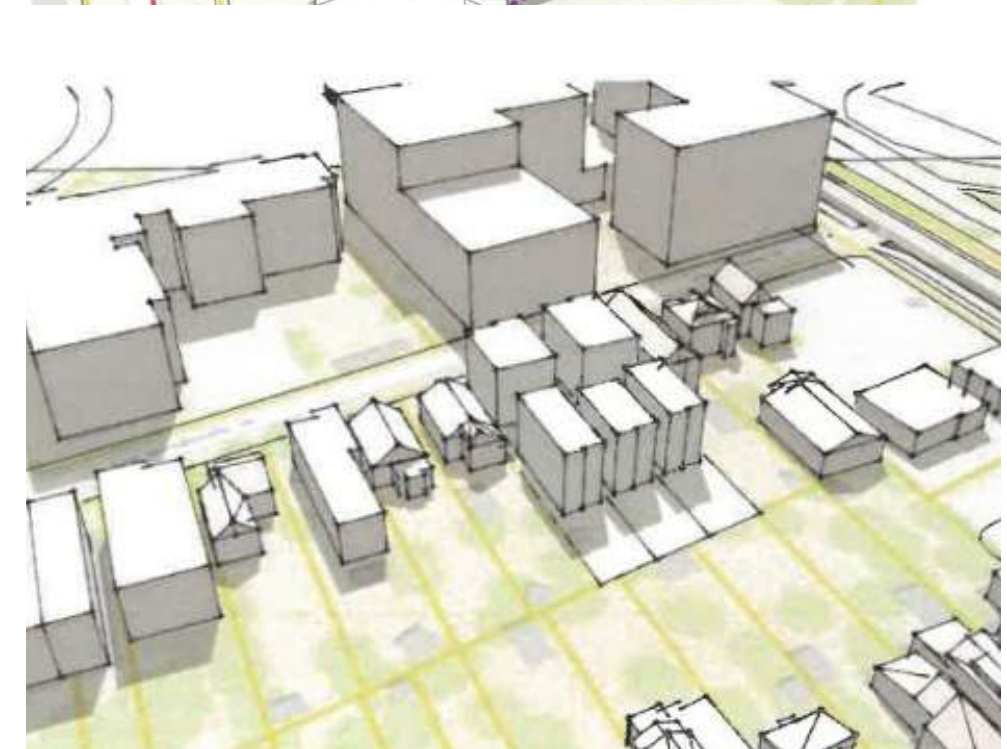
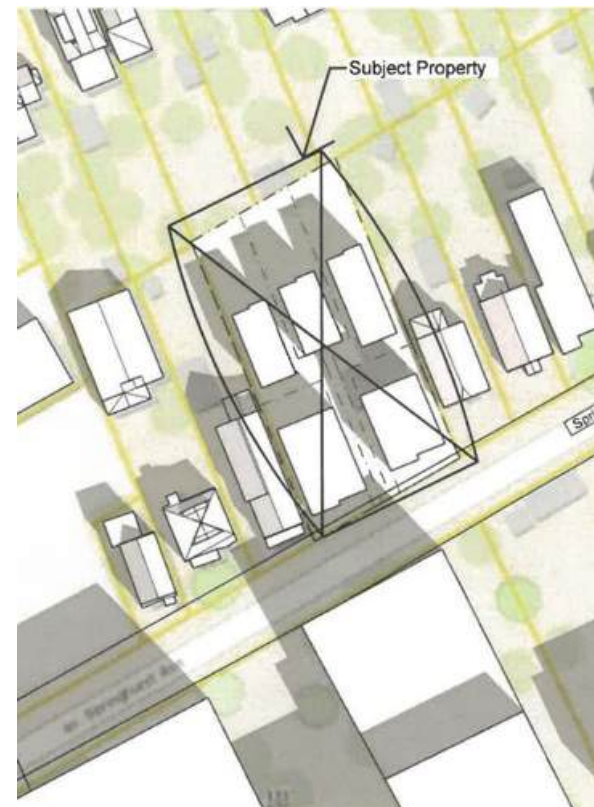
BY THE RIDEAU RIVER





SINGLE FAMILY HOMES

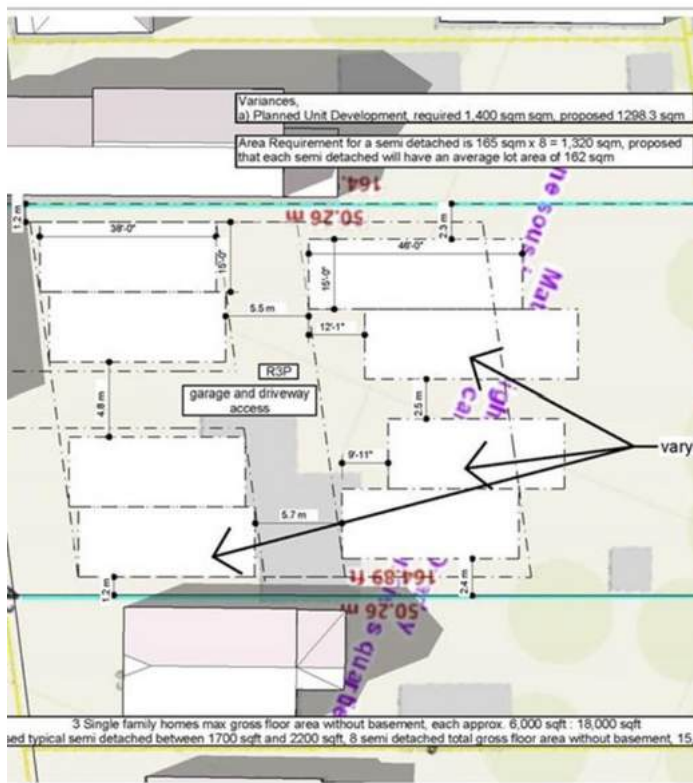
Opportunity to develop single-family homes on this spacious lot. Perfect for builders or investors looking to create a unique community. 4-6 Unit possibility (Depending on unit size)





SPECIFICATIONS

- Private Lane
- Flat Site
- 10.7m Height Allowance or 37 feet



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.

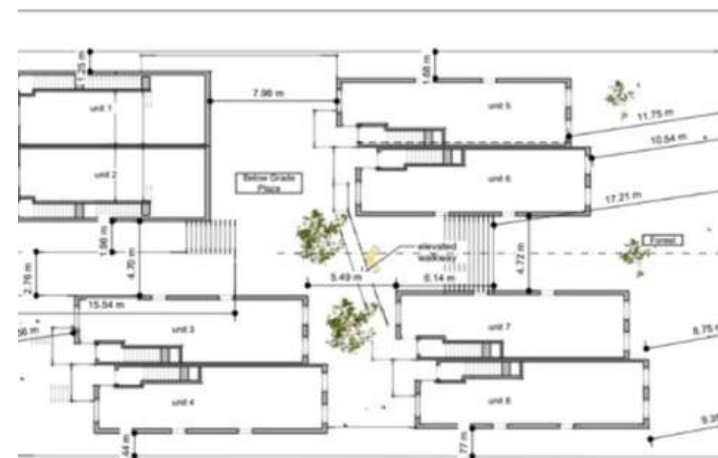


DISCOVER LOCAL SHOPS

Savor the flavors of Old Ottawa East at our eclectic array of restaurants and cafes. With cozy cafes to upscale dining establishments, our city offers a culinary experience to suit every palate. From charming boutiques to specialty stores, you'll find everything you need right here in Old Ottawa East

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





RIDEAU CANAL



FLORA BRIDGE



88

Walk Score
VERY
WALKABLE



79

Transit Score
EXCELLENT
TRANSIT



100

Bike Score
BIKER'S
PARADISE

LEISURE PATHWAYS

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.

RESTAURANTS

Old Ottawa East is a charming neighborhood in the heart of the city, known for its cozy, community-oriented vibe and a growing selection of unique restaurants and shops.

