

Integrity. Dedication. Professionalism.
RESIDENTIAL / REDEVELOPMENT LAND FOR SALE

207-227 Murray Street, 328-340 & 346 St. Patrick Street, and
281-287 Cumberland Street, Ottawa, ON.



DOWNTOWN OTTAWA | RESIDENTIAL / REDEVELOPMENT LAND FOR SALE



SALIENT FACTS

| | |
|----------------------|----------------------------|
| Total Site Area: | 1.12 Acres 48,922 sf |
| Gross Building Area: | 25,908 sf |
| Property Type: | Low Rise Multi-Residential |
| # of Buildings: | 14 |
| Total # of Units: | 59 |
| Zoning: | R4UD [952] S77 * |

*Schedule 77 on pg. 4

HIGHLIGHTS

- Excellent central location
- Great redevelopment site with frontage on three streets
- Walking distance to all amenities, the Byward Market, Parliament Hill, and the University of Ottawa
- High density residential neighbourhood
- Close to HWY 417 and Rideau LRT Station

POWER OF SALE

Jason Shinder, Broker

Broker of Record, CEO
jason@districtrealty.com

Charles Mirsky, Broker

Vice President Brokerage Services
charles@districtrealty.com
613-759-8383

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District Realty Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

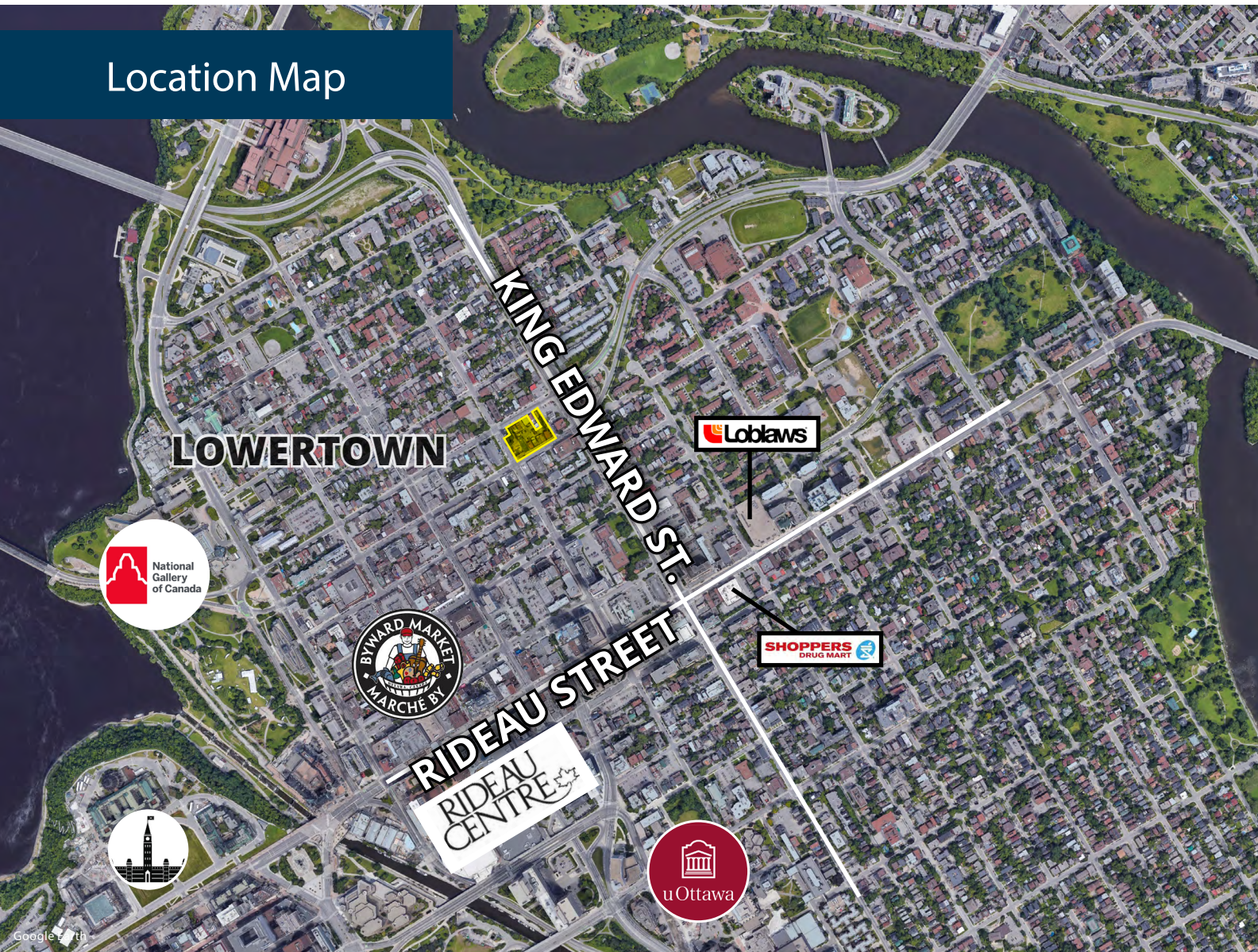


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Location Map



Jason Shinder, Broker

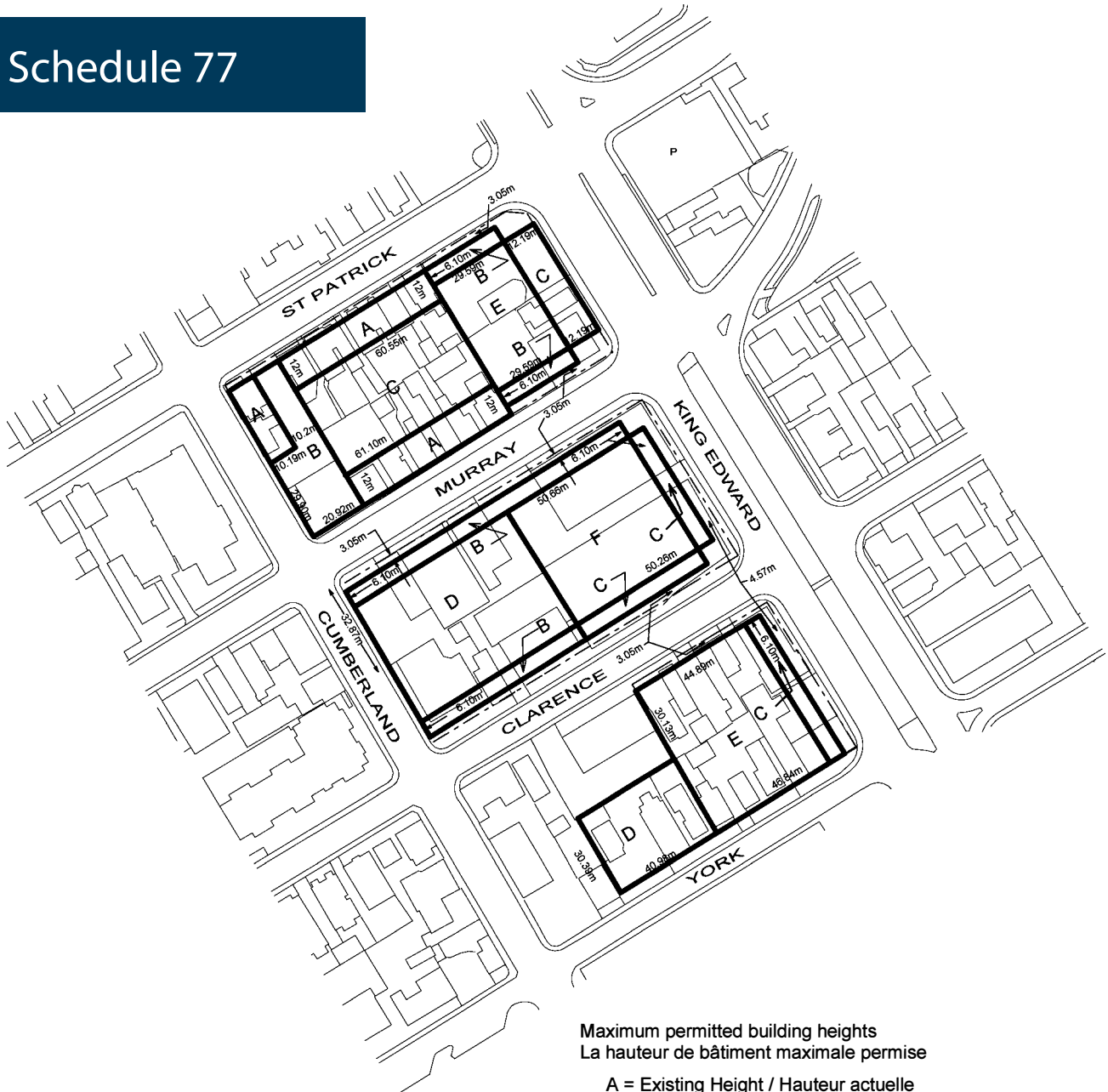
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Schedule 77



**Maximum permitted building heights
La hauteur de bâtiment maximale permise**

- A = Existing Height / Hauteur actuelle
- B = 10.7 metres / mètres
- C = 13.6 metres / mètres
- D = 21.4 metres / mètres
- E = 36.6 metres / mètres
- F = 24.0 metres / mètres

| | | |
|---|--|---|
|  <p>Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités</p> | <p>This is Schedule 77 to Zoning By-law 2008-250 Annexe 77 au Règlement de zonage n° 2008-250</p> <p>This is Attachment 3 to By-law Number 2010-354, passed November 22, 2010 Pièce jointe n° 3 du Règlement municipal n° 2010-354, adopté le 22 novembre 2010</p> | <p>Scale N.T.S. Mètres</p>  <p>Échelle N.T.S. Mètres</p> |
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