

FOR SALE  
2562 BANK ST  
OTTAWA, ON



# Property Description

- **Address:** 2562 Bank St. Ottawa, ON
- **Zoning:** AMH(30)
- **Lot Area Size:** 59,836.52 ft<sup>2</sup> (1.374ac)
- **Perimeter:** 1033.46 ft
- **Frontage:** 200.75 ft.
- **Depth:** 365.39 ft.
- **Property Type:** Commercial
- **Property Taxes:** \$40,529.19
- **Legal Description:** PT LT 20 PL 141  
GLOUCESTER; PT LT 21 PL  
141 GLOUCESTER PTS 5 & 6,  
5R6970, GLOUCESTER



**DISCLAIMER:** The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

**BROKER:** Kwesi Bourne

**PHONE:** 613-883-3366

**EMAIL:** [kbourne@klbinvesting.ca](mailto:kbourne@klbinvesting.ca)

**WEBSITE:** [www.klbinvesting.ca](http://www.klbinvesting.ca)

# Photos



**DISCLAIMER:** The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

**BROKER:** Kwesi Bourne  
**PHONE:** 613-883-3366  
**EMAIL:** [kbourne@klbinvesting.ca](mailto:kbourne@klbinvesting.ca)  
**WEBSITE:** [www.klbinvesting.ca](http://www.klbinvesting.ca)

# Permitted Uses

## Residential Uses

- APARTMENT DWELLING, LOW RISE
- APARTMENT DWELLING, MID RISE (BY-LAW 2014-292)
- BED AND BREAKFAST, SEE PART 5, SECTION 121
- DWELLING UNIT
- GROUP HOME, SEE PART 5, SECTION 126
- HOME-BASED BUSINESS, SEE PART 5, SECTION 127
- HOME-BASED DAY CARE, SEE PART 5, SECTION 129
- PLANNED UNIT DEVELOPMENT, SEE PART 5, SECTION 131
- RETIREMENT HOME
- RETIREMENT HOME, CONVERTED, SEE PART 5, SECTION 122
- ROOMING HOUSE
- STACKED DWELLING, SEE PART 5, SECTION 138 (BY-LAW 2010-307)
- TOWNHOUSE DWELLING, SEE PART 5, SECTION 138 (BY-LAW 2012-334)(BY-LAW 2010-307) (BY-LAW 2014- 189) (BY-LAW 2018-206)

## Non-Residential Uses

- AMUSEMENT CENTRE
- AMUSEMENT PARK
- ANIMAL CARE ESTABLISHMENT
- ANIMAL HOSPITAL
- ARTIST STUDIO
- AUTOMOBILE DEALERSHIP
- AUTOMOBILE RENTAL ESTABLISHMENT
- AUTOMOBILE SERVICE STATION
- BANK
- BANK MACHINE
- BAR
- BROADCASTING STUDIO
- CAR WASH
- CATERING ESTABLISHMENT
- CINEMA
- CLICK AND COLLECT FACILITY (BY-LAW 2016-289)
- COMMUNITY CENTRE
- COMMUNITY HEALTH AND RESOURCE CENTRE
- CONVENIENCE STORE
- DAY CARE
- DIPLOMATIC MISSION, SEE PART 3, SECTION 88
- DRIVE-THROUGH FACILITY
- EMERGENCY SERVICE
- FUNERAL HOME
- GAS BAR
- HOTEL
- INSTRUCTIONAL FACILITY
- LIBRARY
- MEDICAL FACILITY
- MUNICIPAL SERVICE CENTRE
- MUSEUM
- NIGHTCLUB
- OFFICE
- PARK
- PARKING GARAGE
- PAYDAY LOAN ESTABLISHMENT (BY-LAW 2017-302)
- PERSONAL BREWING FACILITY (BY-LAW 2019-41)
- PERSONAL SERVICE BUSINESS
- PLACE OF ASSEMBLY
- PLACE OF WORSHIP
- POST OFFICE
- PRODUCTION STUDIO
- RECREATIONAL AND ATHLETIC FACILITY
- RESEARCH AND DEVELOPMENT CENTRE
- RESIDENTIAL CARE FACILITY (BY-LAW 2011-273)
- RESTAURANT
- RETAIL FOOD STORE
- RETAIL STORE
- SCHOOL
- SERVICE AND REPAIR SHOP
- SPORTS ARENA
- STOREFRONT INDUSTRY, SEE PART 3, SECTION 99 (BY-LAW 2018-171)
- TECHNOLOGY INDUSTRY
- THEATRE
- TRAINING CENTER
- URBAN AGRICULTURE, SEE PART 3, SECTION 82 (BY-LAW 2017-148)

**DISCLAIMER:** The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

**BROKER:** Kwesi Bourne

**PHONE:** 613-883-3366

**EMAIL:** [kbourne@klbinvesting.ca](mailto:kbourne@klbinvesting.ca)

**WEBSITE:** [www.klbinvesting.ca](http://www.klbinvesting.ca)

CONTACT US FOR INCOME & EXPENSES



CONTACT US

**BROKER:** Kwesi Bourne

**PHONE:** 613-883-3366

**EMAIL:** [kbourne@klbinvesting.ca](mailto:kbourne@klbinvesting.ca)

**WEBSITE:** [www.klbinvesting.ca](http://www.klbinvesting.ca)

**ROCKLAND OFFICE:** 634 Laurier Street, Rockland, ON K4K 1 E7

**BROKERAGE OFFICE:** 1376 Bank St. Ottawa, ON K1H 7Y3

2562 BANK ST OTTAWA ON

**For Sale**