

Prime Land For Sale



713 St. Laurent Blvd

\$1,189,000



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12,472 **0.23** **73 x 171** **IA1**
SQ.FT Acres Lot Size Zoning

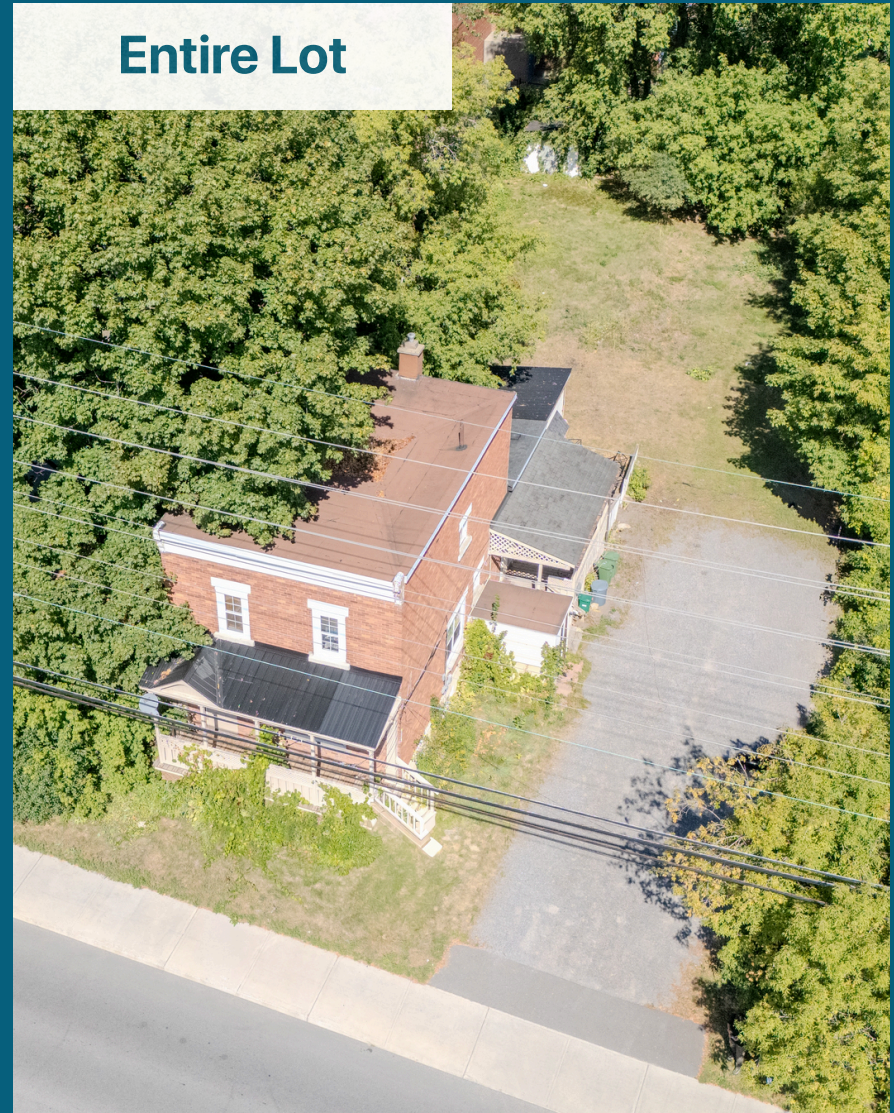
A rare and exceptional development opportunity located just minutes from downtown Ottawa. This 12,472 sq. ft. lot (73 x 170.86) presents developers and investors with unmatched potential in a highly sought-after central location. Currently zoned IA1 (Institutional), the property has already been pre-consulted for rezoning to AM (Arterial Mainstreet), opening the door to high-density residential, mixed-use commercial, or multi-unit rental developments.

With zoning flexibility, strong rental demand, and proximity to key city amenities, this is a unique opportunity to invest in one of Ottawa's fastest-growing corridors. Don't miss out on this versatile property with both immediate returns and significant long-term appreciation. Schedule a private viewing today!

Intended Uses: Community Centre, Day Care, Medical, Public Library, Religious Facility, Schools, Residential, Storefront, Retail, Office, and others

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Entire Lot



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\$2,300	3	2.5	\$5,285
Monthly Rent	Beds	Bathrooms	Property Tax

A great opportunity for investors and developers to secure strategically located land in a rapidly growing area, while generating immediate rental income. The property is offered primarily for its land value, with the existing structure providing strong interim holding potential.

Current Income & Upside

- **Main & Upper Unit:** \$2,300/month (\$27,600 annually)
- **Basement Potential:** The fully finished lower level features a spare room, full bath, second kitchen, separate laundry and two private exterior entrances - offering excellent potential for conversion to a second rental unit to enhance cash flow

Existing Structure

This versatile 3-bedroom, 3-bath home offers excellent functionality and income potential:

- **Main Level:** Country-style eat-in kitchen, spacious living room, powder room, laundry, and interior access to an attached workshop
- **Upper Level:** Three well-sized bedrooms and a full bathroom
- **Basement:** Independent studio-style space



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