

875 RICHMOND ROAD

OTTAWA, ONTARIO

PRIME REDEVELOPMENT OPPORTUNITY

Strategically positioned within one of Ottawa's most dynamic urban corridors, this rare Richmond Road offering presents exceptional redevelopment potential in a Major Transit Station Area.

\$1,599,000



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SARAZEN REALTY,
BROKERAGE



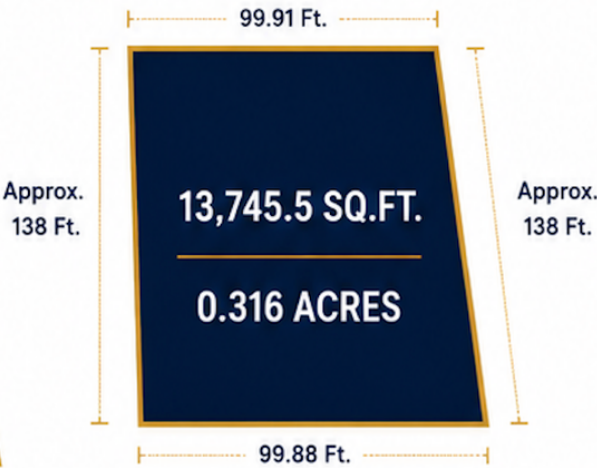
**A PREMIER SITE FOR
COMMERCIAL & MIXED-USE
REDEVELOPMENT**



REDEVELOPMENT POTENTIAL

Positioned within one of Ottawa's most active urban growth corridors, the property's updated MS1 zoning and transit-oriented location create a compelling opportunity for future commercial and mixed-use development.

SITE DIMENSIONS (APPROX.)



A rare opportunity to acquire a strategically located site with exceptional redevelopment potential in a Major Transit Station Area.

PROPERTY OVERVIEW

Property Type	Commercial Land
Site Area	13,745.5 Sq.Ft.
Acres	0.316 Acres
Frontage	99.91 Ft
Depth	Approx. 138 Ft
Exposure	South
Traffic Pattern	Heavy
Transit Area	Major Transit Station Area

DEVELOPMENT HIGHLIGHTS

- ✓ Major Transit Station Area
- ✓ Commercial Redevelopment Potential
- ✓ Mainstreet Intensification Corridor
- ✓ Official Plan Designated Residential
- ✓ High Exposure Location
- ✓ Wide Range of Future Uses
- ✓ Strong Development Fundamentals
- ✓ Existing On-Site Parking

CURRENT ZONING

TM[2497] H(15)

- Traditional Mainstreet Zone
- 15m Height Permission
- Previous Development Permissions



NEW ZONING

MS1[2497] H(30)
MAINSTREET ZONE 1

- Mainstreet Zone 1
- 30m Height Permission
- Expanded Development Potential



Recently updated zoning significantly enhances the property's redevelopment potential, supporting **greater density** and a **broadier range** of future commercial and mixed-use opportunities.

LOCATION. CONNECTIVITY. FUTURE GROWTH.

875 Richmond Road is strategically positioned in one of Ottawa's most evolving urban corridors, offering exceptional access, strong demographics, and outstanding redevelopment potential.

AREA ADVANTAGES



MINUTES TO DOWNTOWN OTTAWA

Quick and convenient access to the Ottawa core and surrounding hubs.



NEARBY RETAIL & SERVICES

Surrounded by established amenities, retail, dining, and daily conveniences.



NEAR FUTURE TRANSIT INFRASTRUCTURE

Located within a Major Transit Station Area and future LRT corridor.



GROWING POPULATION BASE

Strong and increasing population within the surrounding trade area.



ACCESS TO HIGHWAY 417

Excellent connectivity to Ottawa's primary east-west transportation route.



STRONG REDEVELOPMENT CORRIDOR

An active area of intensification with continued public and private investment.



INVESTMENT THESIS

Positioned in a rapidly evolving corridor, this site presents exceptional long-term value for developers, investors, and owner-users seeking exposure in one of Ottawa's most desirable urban growth markets.



TRANSIT-ORIENTED LOCATION

Major Transit Station Area with future LRT access.



MIXED-USE POTENTIAL

Zoning supports a wide range of commercial and mixed-use development.



STRONG LONG-TERM VALUE

High growth corridor with sustained demand and development momentum.



CREATING VALUE THROUGH DEVELOPMENT

Unlock the full potential of a strategically located urban site.



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BROKERAGE**

**Invest with Confidence,
Prosper with Purpose!**



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Disclaimer: Investment in real estate carries inherent risks. While we strive for accuracy, all information provided is for informational purposes only. Investors are advised to conduct their own due diligence before making any decisions.