



For Sale: Multi-Family Development

1860 Bank Street

Residential Development Opportunity in Ottawa

Lennard:

Lennard Commercial Realty
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lennard.com



Greenboro LRT

Bank Street

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The exceptional team
that gives you *results*.



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Executive Summary

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by Ocean Properties 2 Inc (“the Vendor”) to coordinate the sale of 1860 Bank Street, a residential redevelopment comprised of 2.9 acres of land located in the City of Ottawa, within the Bank Street South Area (“the Property”). The site has 93.6 meters of frontage along Bank Street. The land is located one building south of the corner of Walkley Road and Bank Street South, former Beer Store warehouse facility, surrounded by local amenities, is easily accessible by public transit (LRT Station) and in close proximity to downtown Ottawa and the Ottawa International Airport.

Existing Building Details



Building Size
37,869 SF

Tenant information provided in data room



Land Size
2.9 Acres



Net operating income (2022)
\$488,904.00

Buyers are not to contact any tenants on the premises. Building tours will be conducted after a successful bidding process has been completed. All relevant income and expense statements for the building, including updated environmental report and tenant leases shall be accessible on the return of the completed CA.

[Click to download CA](#)

Planning Context

Fotenn has prepared a revised Planning Policy review Report for the lands municipally known as 1860 Bank Street in the City of Ottawa (“the subject lands”). The report can be found in the data room. [Click to download CA](#)

Development Statistics at a Glance (Based on Fontenn Study)



Number of Storeys

16 max

Number of Towers

4

Total Number of Residential Units

695



Commercial Rentable Area

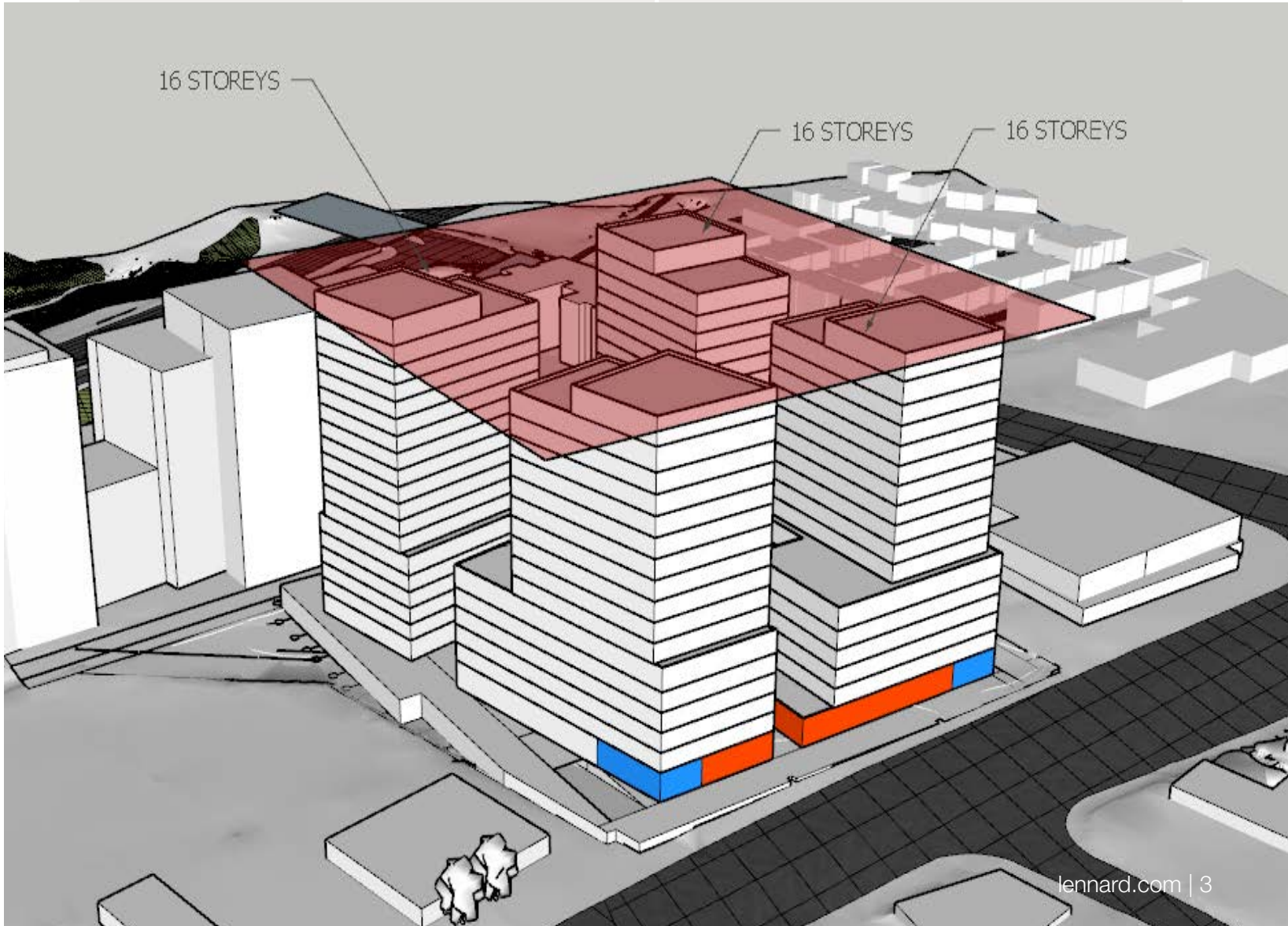
7,627 SF

Parking (3 levels)

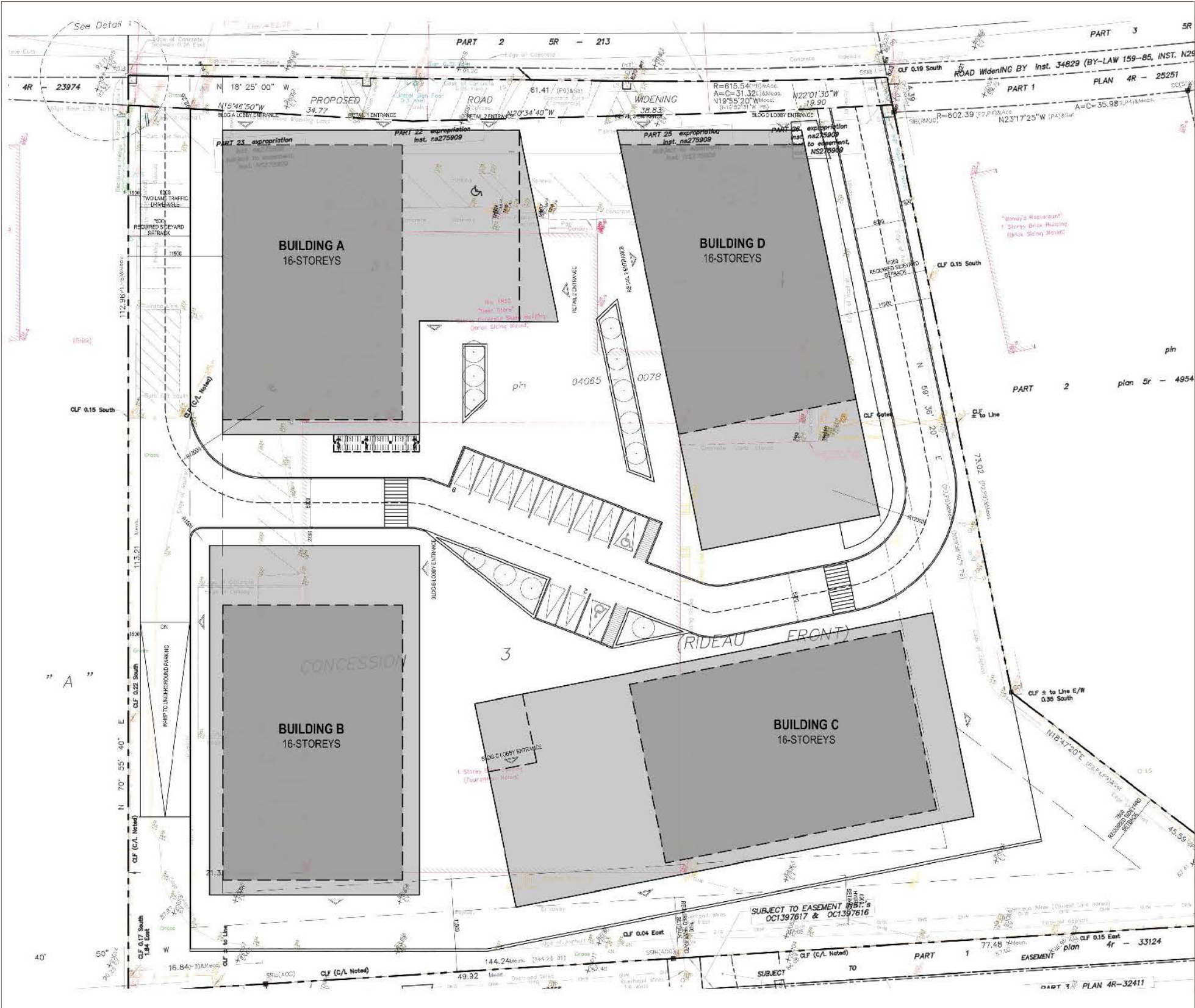
319,716 SF

Total GFA

624,460 SF



Site Plan



The Neighbourhood

Bank Street & Walkley Road

Located in Ottawa's Bank Street South area. This location provides great access to numerous amenities. Other locations nearby include Carleton University, Hogs Back Park, Mooney's Bay Beach and Park, Pine Grove Trail, Billings Bridge Shopping Centre, Herongate Mall and South Keys Mall. In close proximity to downtown Ottawa and the Ottawa International Airport.

Easy Access Via Transit with Expansion Planned for the Future

The subject property is located near the intersection of Walkley Road and Bank Street. Walkley LRT station is currently underway. This station will front onto Walkley Road East.







-  Subject Property
-  LRT Transit Stop



Area Overview



Population Demographics within 5 km

-  168,614
Total Population
-  40.3
Median Age
-  2.1
Average Household Size
-  \$107,370
Average Household Income
-  60.5% English
1.3% French
First Languages Spoken
-  27% University
18.9% High School
Highest Education Level



Mooney's Bay Beach & Park



Billings Bridge Shopping Centre



Southkeys Shopping Centre



Herongate Shopping Centre



Pine Grove Trail

Outlines are approximate



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