

For Sale: Multi-Family Development

# 1860 Bank Street

Residential Development Opportunity in Ottawa

**Lennard:**

Lennard Commercial Realty  
333 Preston Street, Suite 420, Ottawa Ontario

[lennard.com](http://lennard.com)



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The exceptional team  
that gives you *results*.



**Ian Shackell\***  
Partner  
613.963.2633  
ishackell@lennard.com

\*Sales Representative



**Matt Shackell\***  
Vice President  
613.963.2636  
mshackell@lennard.com

# 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](#)

**Lennard:**

## 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 Fotenn Study)

 Number of Storeys

**16 max**

Number of Towers

**4**

Total Number of Residential Units

**695**

 Commercial Rentable Area

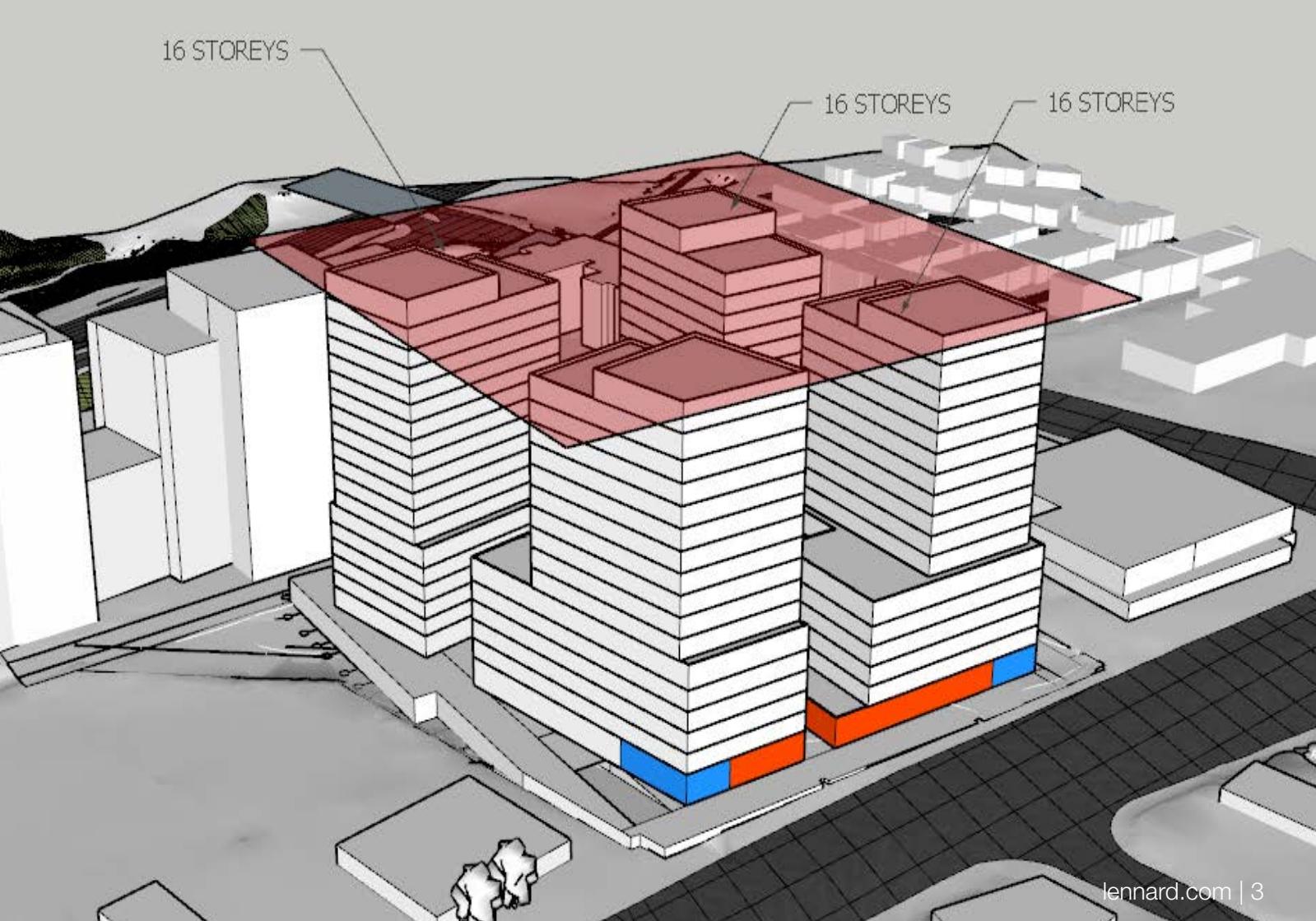
**7,627 SF**

Parking (3 levels)

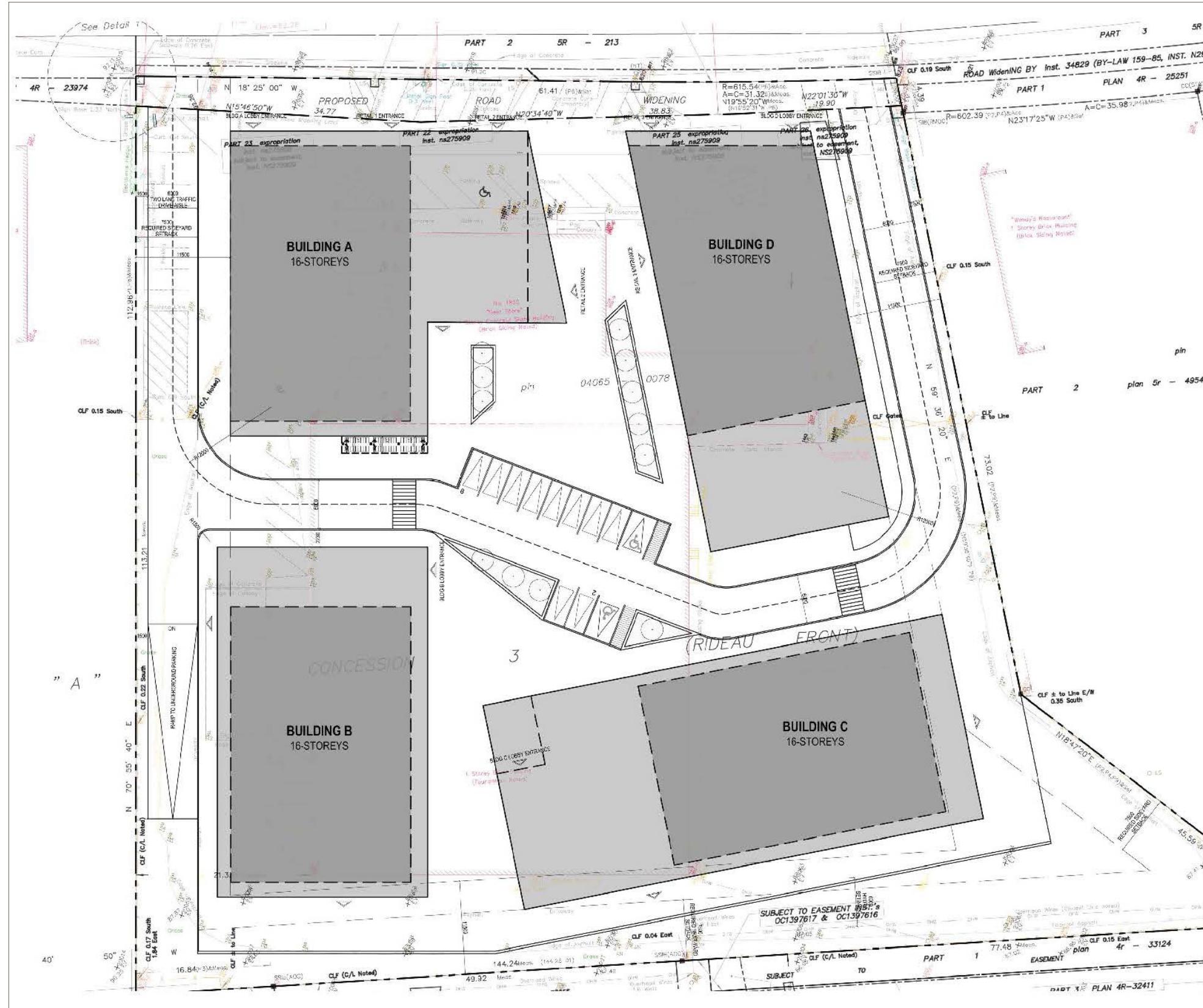
**319,716 SF**

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, Hog's 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

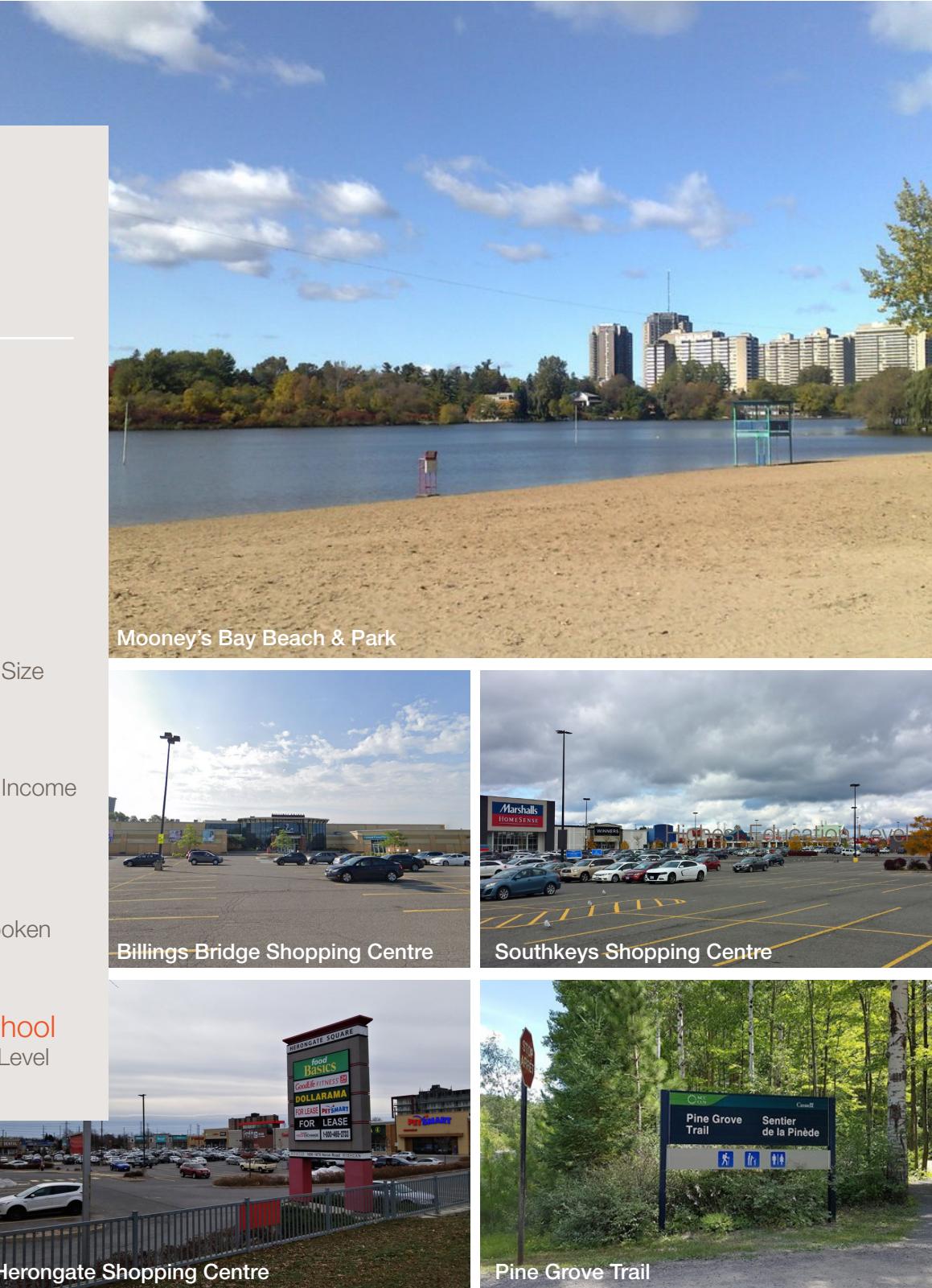


# Area Overview



## 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



Outlines are approximate

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## Lennard:

Ian Shackell\*, Partner

613.963.2633

[ishackell@lennard.com](mailto:ishackell@lennard.com)

Matt Shackell\*, Vice President

613.963.2636

[mshackell@lennard.com](mailto:mshackell@lennard.com)

420-333 Preston Street, Ottawa

613.963.2640

[lennard.com](http://lennard.com)

\*Sales Representative

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