



5438

Bank Street, Ottawa  
For Sale

**Lennard:**

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## Introducing 5438 Bank Street

Welcome to 5438 Bank Street, Ottawa a unique property that perfectly blends comfortable residential living with incredible workspace potential. This charming home offers a warm and inviting layout designed for everyday living, while the standout feature is the detached garage/shop at the rear of the property ideal for hobbyists, entrepreneurs, tradespeople, car enthusiasts, or anyone seeking additional storage, workspace, or business flexibility.

Set on a generous lot, this property delivers the rare combination of home, function, and opportunity. Enjoy spacious outdoor space, practical amenities, and the convenience of a sought-after Ottawa location with easy access to shopping, schools, recreation, and major routes. Whether you're looking for a family home with room to grow or a property that supports your work and lifestyle needs, 5438 Bank Street offers exceptional versatility and value.

## Building Highlights



Rare opportunity to OWN industrial/ flex property within Ottawa



Located within 10 minutes off Highway 417 interchange & 25 minutes to downtown Ottawa



RU1[986r] -Rural Countryside Zone



1 drive-in loading door



Building signage available



72,212 SF building sitting on 4.07 acre site



15' clear height



30 parking stalls



Asking Price:  
**\$2,350,000**

Taxes:  
**\$2,501 (2025)**

# Property Zoning



## **RU1[986r] - Rural Countryside Zone**

In the RU1 zone, the following uses are permitted:

The purpose of the Rural Countryside Zone is to:

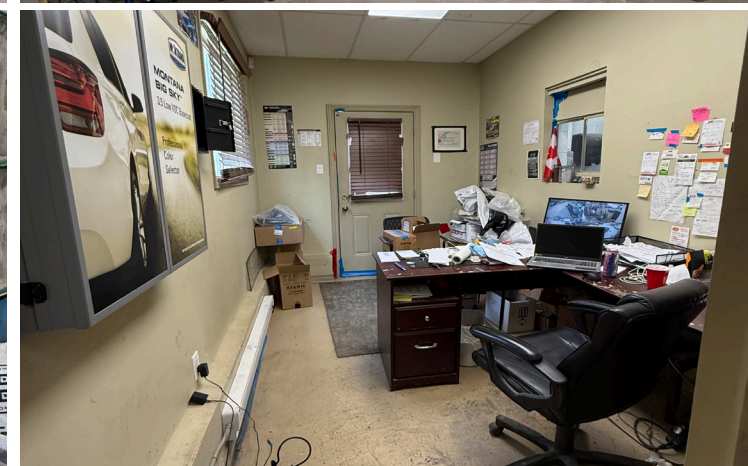
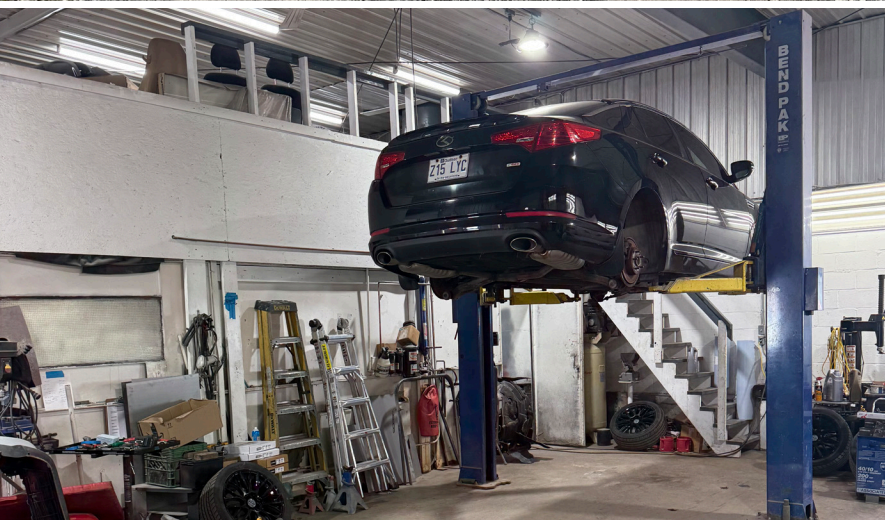
Accommodate agricultural, forestry, residential uses and other land uses characteristic of Ottawa's countryside, in areas designated as Rural Countryside in the Official Plan. Recognize and permit a range of rural-based land uses that often require large lots or distance separations. Regulate permitted uses in a manner that addresses compatibility with neighbouring land uses and respects the rural context.

### Residential uses:

- Dwelling unit

### Non-residential uses:

- agricultural use
- agriculture-related use
- animal care establishment
- artist studio
- cannabis production facility, outdoor
- cemetery
- environmental preserve and educational area
- equestrian establishment
- forestry operation
- kennel



# Amenities Map





## Lennard:

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\*Sales Representative  
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

### Contact us for more information:

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