

1451 WELLINGTON STREET WEST

:: Ottawa, Ontario



1451 Wellington Street West, Ottawa, ON



OFFERING SUMMARY

CBRE Limited (the “Advisor” or “CBRE”), on behalf of Belmont Properties (the “Owner” or “Belmont Properties”) is pleased to offer for sale 1451 Wellington Street West, Ottawa (the “Property” or “Building”) located at the corner of Wellington Street West and Island Park Drive in Ottawa, Ontario. Property is currently zoned for commercial use or high density residential. Situated on approximately .27 acres, the Building measures approximately 3,000 SF.

The Property offers a developer the opportunity to acquire a well located development site in one of Ottawa’s most sought after neighbourhoods.

Zoning: TM (H18) Zone, Area B, Schedule 1

Other notable highlights of this offering include:

- :: High profile location at the intersection of Wellington Street and Island Park Drive
- :: The Property’s shape and size provides for an ideal development opportunity
- :: Currently leased on a month-to-month basis
- :: Numerous amenities in the immediate area
- :: Architectural drawings prepared for a 6-storey condo and 8-storey commercial building

List Price: \$1,950,000

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