Land & Retail Opportunity | For Sale



227 Cumberland Street Ottawa, ON.

$699,000

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Property Details

$699,000
ASKING PRICE

DEVELOPMENT
OPPURTUNITY

0.14 ACRE
(6,098 SQ. FT.)
SITE

1,890 SQ. FT.
BUILDING

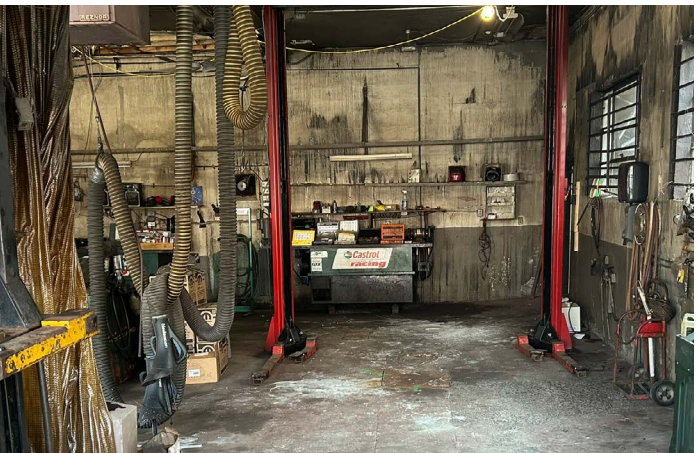
N4B-C
ZONING

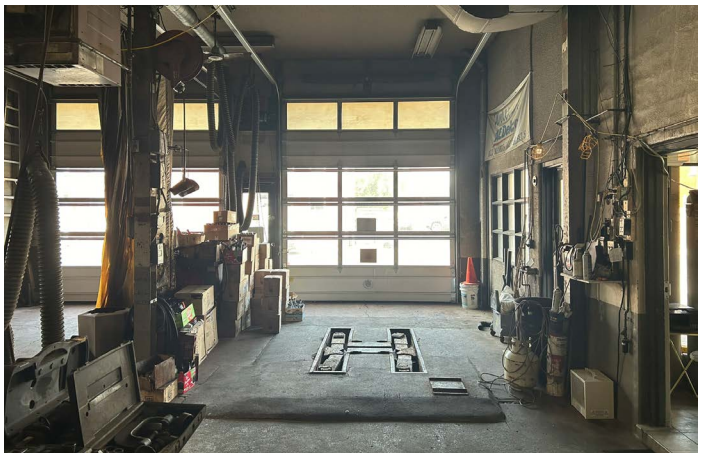
WIDE RANGE
OF **NEARBY**
AMENITIES



Nestled in the heart of Ottawa at the intersection of Cumberland Street and St Andrew Street in the vibrant neighbourhood of ByWard Market. The subject property is surrounded by popular landmarks, shops, restaurants, and entertainment venues. The current zoning permits a low-rise residential conversion, presenting an exciting opportunity for development and investment. A phase 2 environmental report is available. Existing garage on site for the past 50 years with a structure approx 1,890 sq. ft.

PROPERTY TAXES (2025): $ 16,578







Zoning Overview

N4B-c (Neighbourhood Zone with Commercial Uses)

The purpose of the Neighbourhood Commercial Suffix is to:

- Regulate commercial development at a scale that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained
- Allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas.
- Provide conveniently located non-residential uses predominantly accessible to local residents using active transportation and transit.

(1) The following non-residential uses are permitted on lands subject to the Neighbourhood Commercial Suffix:

- artist studio
- catering establishment
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- restaurant
- retail store



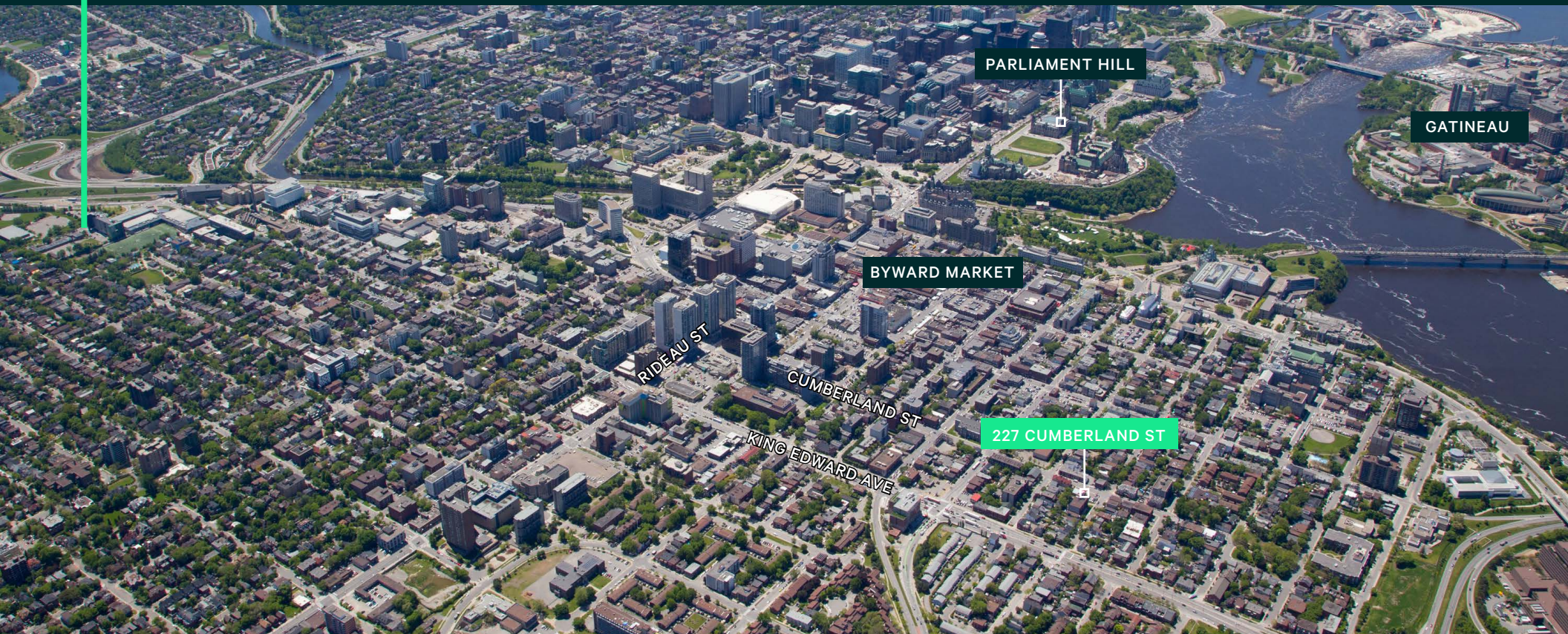


Location Overview

Lowertown, Ottawa, ON.

Lowertown is a vibrant and historic neighbourhood located in the heart of Ottawa. Known for its charming streets and rich cultural diversity, this area offers a unique blend of old-world charm and modern urban living. With its close proximity to downtown, residents of Lowertown enjoy easy access to a plethora of amenities, including trendy restaurants, boutique shops, and lively entertainment venues. This neighbourhood is also home to many beautiful parks and green spaces, providing ample opportunities for outdoor activities. With its mix of historic buildings and modern developments, Lowertown offers a diverse range of housing options, making it an attractive choice for individuals and families alike.







Contact Us

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