

17-Sep-2021

612 TWEEDSMUIR AVENUE, Ottawa K1Z 5P3

ML#: 1260725



Status:	Active	List Price:	\$999,900
Dist/Neigh:	5003- Westboro/Hampton Park	Type:	Lot
Munic:		Sale/Lse:	
Neigh Name:	Westboro	Fronting:	West
Lot Size:	50' x 100'	# Acres:	0.110
Zoning:	RESIDENTIAL - Residential Fourth Density (4)	# Lots:	
Zoning Desc:	R4UA[2686] H(8.5)	Master:	
SubDiv:			
Possession:	End September or later		
Legal:	LT 9, PL 356 ; OTTAWA		

Directions/Remarks

Directions: **South on Tweedsmuir - corner of Tweedsmuir and Duncairn.**

Public Remarks: **Superb investment opportunity to build and develop in popular Westboro. One of Ottawa's Hottest neighbourhoods and ideal zoning on this 50x100 corner lot. Located on the northwest corner of Tweedsmuir and Duncairn. Identical shape and sized lot across the street was developed into a single and two semi's a few years ago. Recent zoning changes have even made more options available allowing even the possibility of up to 6 units in a low rise building. New zoning is R4UA[2686] H(8.5): - see the attachments for more info. Being sold as-is where-is for land value. Estate sale - probate conditions apply. Buyer to verify their options. 24 hour irrevocable.**

Property Details

Current Use:	Residential	Road Surface:		Lot Type:	Lot
Building Permit:		Area:		Road Access:	
Develop Status:					
Convenants:		Sewer:	Sewer Connected	Power:	
Water Supply:	Municipal				
Lot Improve:					
Site Influences:	Corner				
Neigh Influences:					
Restrictions:					

Other Property Information

Assoc/POTL Fee:	\$0	N/A	Taxes/Yr:	\$4,616.00/2021
Assmt/Yr:			Survey/Yr:	
Multimedia URL:	https://youtu.be/cH80vszIQuM			
Alt Feature Sheet:	https://www.ericmanherz.com/properties/612-tweedsmuir-ave-westboro-development-lot-zoned-r4/			

Office Information

List Office #1: **ROYAL LEPAGE PERFORMANCE REALTY, Brokerage**
Conditional/Sold/Other Information

FD:		PR:		CD:
DOM:	7	SD:		SP:
SRD:				

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