

Colliers

256 Kent Street | Ottawa, ON

Asking Price:

\$1,174,900

2,000 SF Available
(estimated)

Downtown Mixed-Use Opportunity



Zoned and
configured for a
multitude of uses



2 storey prime
downtown retail
space



Prime location
with easy access
to Highway 417

Accelerating success.

256 Kent Street | For Sale

Property Profile



Numbers at a Glance

0.038 Acres
Site Area

R4UD Residential Fourth
Density Zone
Zoning

\$5,054
Property Taxes (2022)

Retail/Office/
Residential
Type of Space

Surface
Parking

1905
Year Built (Est.)

\$1,174,900
Asking Price

Details

Improvements:

Hydro Services Updated (2020)
Front Facade (2018)
Boiler & Windows (2014)

Approx. Utilities

Water \$115/month
Hydro \$200/month
Gas \$150/month

Comments

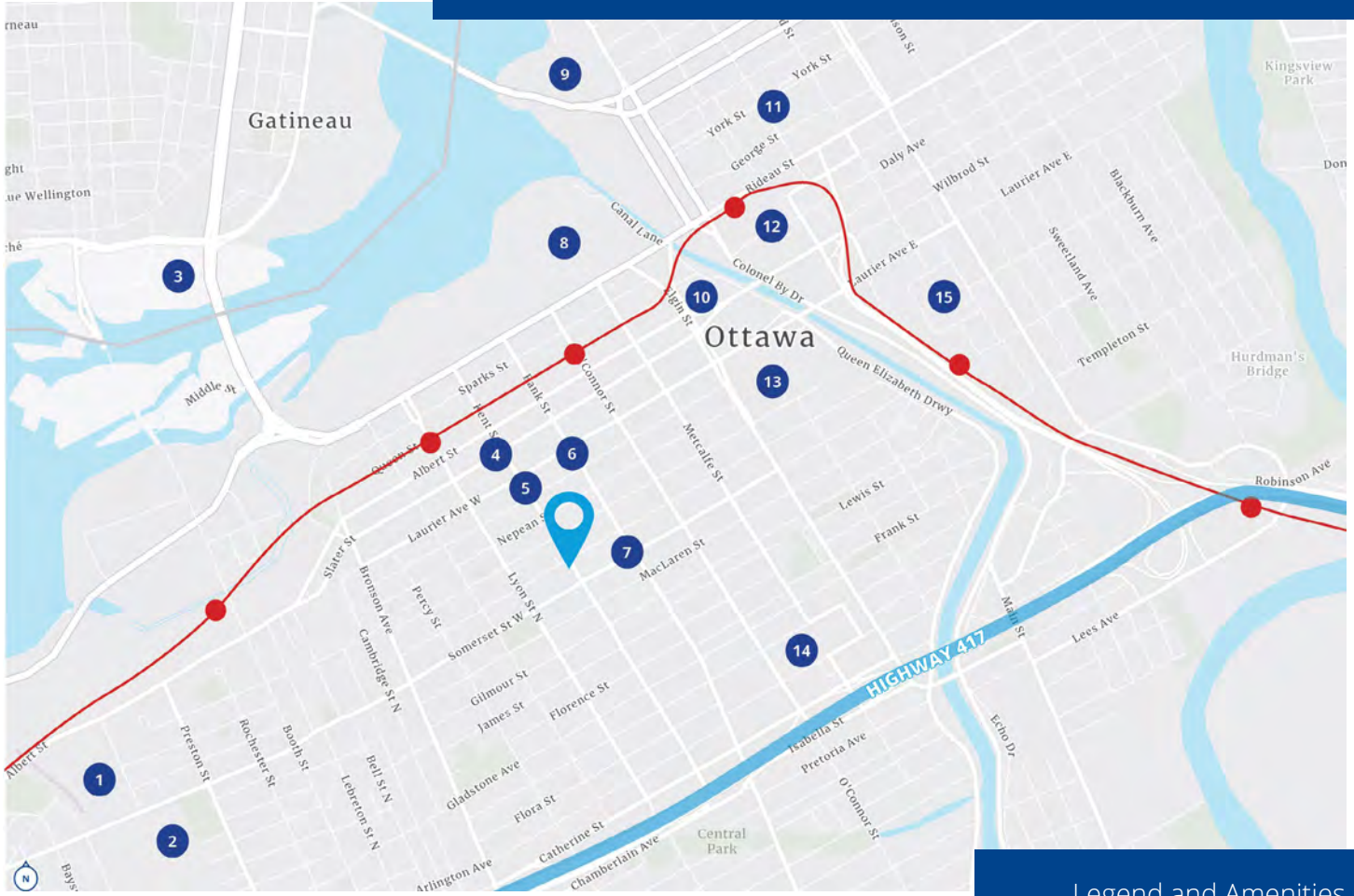
Located in the Central Business District on the corner of Kent and Lisgar Streets this splendid downtown duplex location has great potential. An easy location to get to with direct access off Hwy #417 and a short walk to Lyon LRT station. Walking distance to the Parliament District, the Glebe, and the Canal. Enjoy the abundance of retail shops, services, cafes, restaurants, pubs, grocery, museums and so much more. Zoned R4UD allowing for development into a variety of uses and configurations. Currently configured as a duplex, with 2 - 2 Bedroom. Multiple verandas on both sides allows you or tenants to enjoy the outdoors. Side parking allows for 2+ cars. The basement has good ceiling height allowing for storage and straightforward access to utilities. Updated 200 amp; 240-volt service with separate meters. Only being sold with 258 Kent Street MLS listing # 1337738. Great potential to hold and develop this double corner parcel.

256 Kent Street | For Sale




Property Gallery



Location & Access



Legend and Amenities

| | | |
|---|---|---|
|  256 Kent Street |  Highway 417 |  LRT Route |
| 1 Art is In Bakery | 6 Shopper's Drugmart | 11 Byward Market |
| 2 Little Italy | 7 Independent Grocer | 12 Rideau Centre |
| 3 ZIBI Development | 8 Parliament Hill | 13 Ottawa City Hall |
| 4 Starbucks | 9 National Art Gallery of Canada | 14 Canadian Museum of Nature |
| 5 The Royal Oak | 10 National Arts Centre | 15 University of Ottawa |

99
Bike Score



97
Walk Score



91
Transit Score



Contact

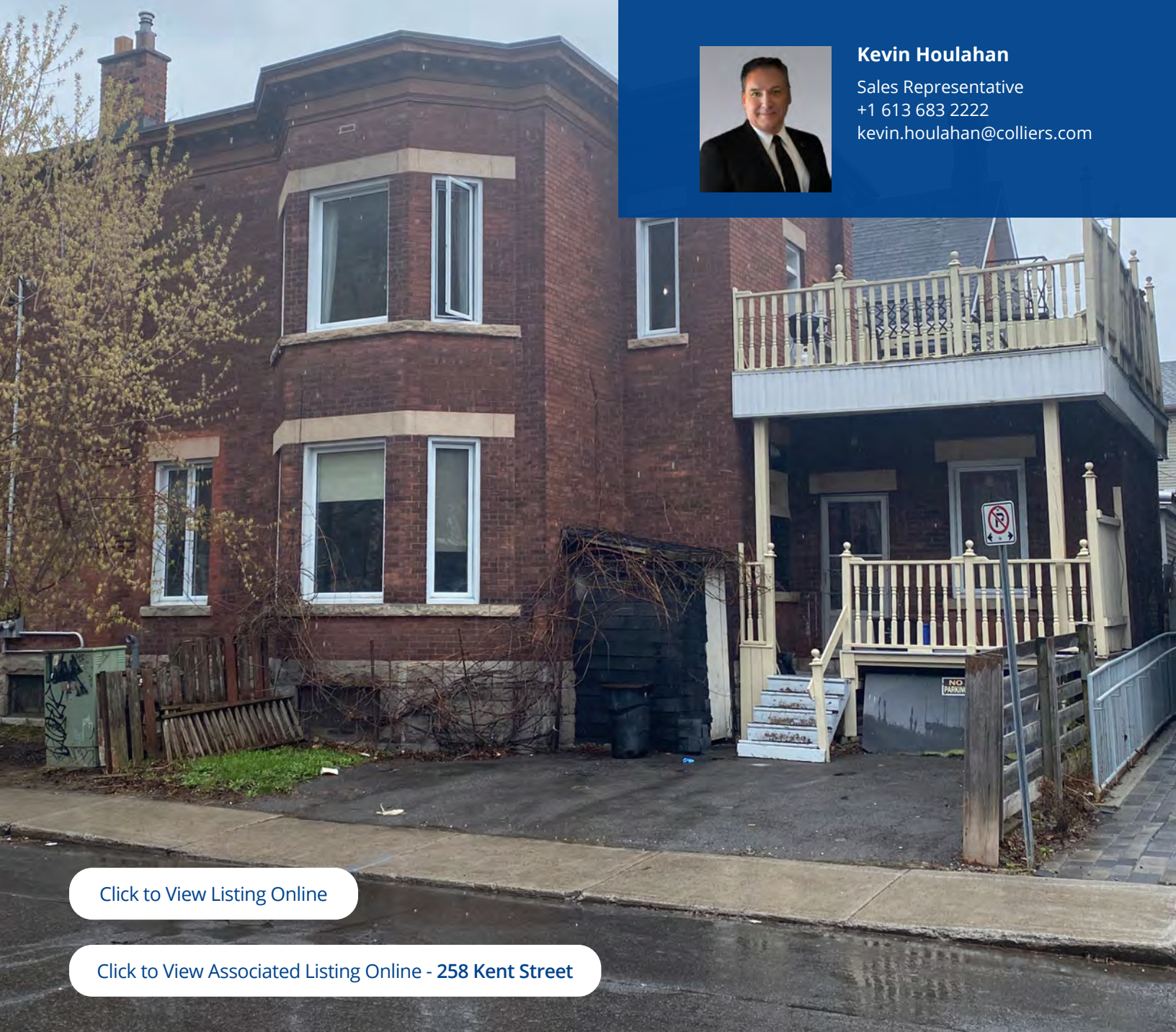


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