

Property Type

Vacant Land

346 & 348 River Road

Ottawa, ON

Executive Summary

Zoned R1AA, the properties allow for high-end detached dwellings, secondary units, and future multigenerational or income-generating layouts — giving you the freedom to design a truly modern estate. A conceptual plan ***shows five large lots, including an impressive near-1-acre waterfront parcel, each served by municipal water with private septic.***

The site provides shared access to the Rideau River, with potential for kayaking, watersports, and even finger docks (subject to approvals). Executive homes in this area trend toward modern architecture, expansive layouts, and luxury outdoor living — making this a prime canvas for a legacy project.

Whether you're a builder, investor, or discerning homeowner, this is a rare opportunity to secure a premium slice of Ottawa waterfront with both development flexibility and strong future upside.

These opportunities do not come along very often!