

Property Two Overview

Civic Address

348 River Road

Location

Ottawa, ON

Property Type

Vacant Land

Class Type

Blue Chip Investment

Lot Size

Area - 67575.76 sq. ft

Perimeter - 1535.43 ft

Measurements - 117.87 ft x 238.94 ft x
48.13 ft x 319.11 ft x 130.10 ft x 332.88 ft
x 10.28 ft x 10.28 ft x 10.28 ft x 10.28 ft x
10.28 ft x 10.28 ft x 10.28 ft x 10.28 ft x
10.28 ft x 10.28 ft x 10.22 ft x 10.22 ft x
10.22 ft x 10.22 ft x 10.22 ft x 10.22 ft x
10.22 ft x 10.22 ft x 10.22 ft x 154.64 ft

Lot Features:

- ⇒ **Prime waterfront** location overlooking the Rideau River
- ⇒ Positioned north of Eccolands Park and adjacent boat launch
- ⇒ Situated southwest of the Ottawa International Airport
- ⇒ Assumed development not impacted by airport noise or flight paths
- ⇒ Zoned R1AA (R1 Residential – detached dwellings)
- ⇒ Surrounding lots zoned R1AA, with one bordering parcel zoned O1 (Open Space)
- ⇒ Suitable for residential development or potential green space expansion
- ⇒ Waterfront lot with park adjacent is a unicorn. Incredible opportunity.

