



CHRIS SCOTT TEAM
REAL ESTATE SERVICES



Investment Opportunity for Sale

\$1,695,000

Confidential

Information

346 & 348 River Road

Part 1

Investment Highlights

Property Type

Vacant Land

346 & 348 River Road

Ottawa, ON

Executive Summary

Experience an extraordinary opportunity to build in one of Ottawa's most desirable and private riverfront enclaves. These exceptional estate-sized parcels — totalling over 103,000 sq ft across two properties — offer unmatched space, privacy, and the rare chance to create a signature luxury residences just minutes from the city.

Perfectly positioned 22 minutes from Parliament Hill and only 8 minutes to the Ottawa International Airport, this location blends peaceful waterfront living with remarkable convenience. Surrounded by executive-style homes, the area is known for its exclusivity, mature landscape, and strong long-term value.

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!

Part 2

The Properties

Property One Overview

Civic Address

346 River Road

Location

Ottawa, ON

Property Type

Vacant Land

Class Type

Blue Chip Investment

Lot Size

Area - 35553.16 sq. ft

Perimeter - 839.9 ft

Measurements - 308.16 ft x 117.87 ft x
299.65 ft x 115.17 ft

Lot Features:

- ⇒ Zoned R1AA (within the R1 Residential zone permitting detached dwellings)
- ⇒ Consistent R1AA zoning in the surrounding area, supporting residential development potential
- ⇒ Large lot with potential to subdivide into 3 separate parcels. To be confirmed by buyers.



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.



Lot Features & Servicing Overview

Civic Address

346 & 348 River Road

Location

Ottawa, ON

Property Type

Vacant Land

Total Sale Price

\$2,050,000

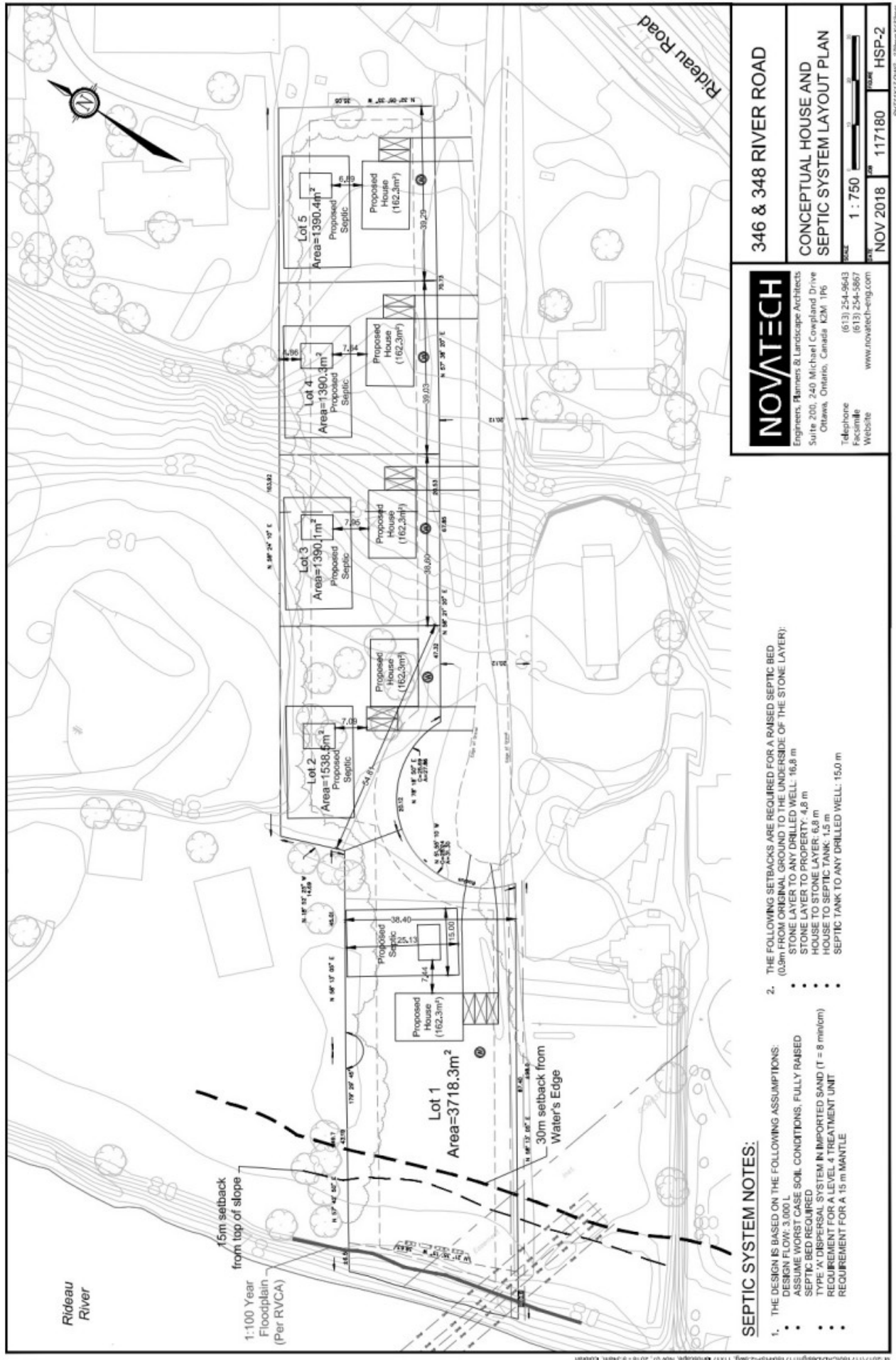
Total Lot Size

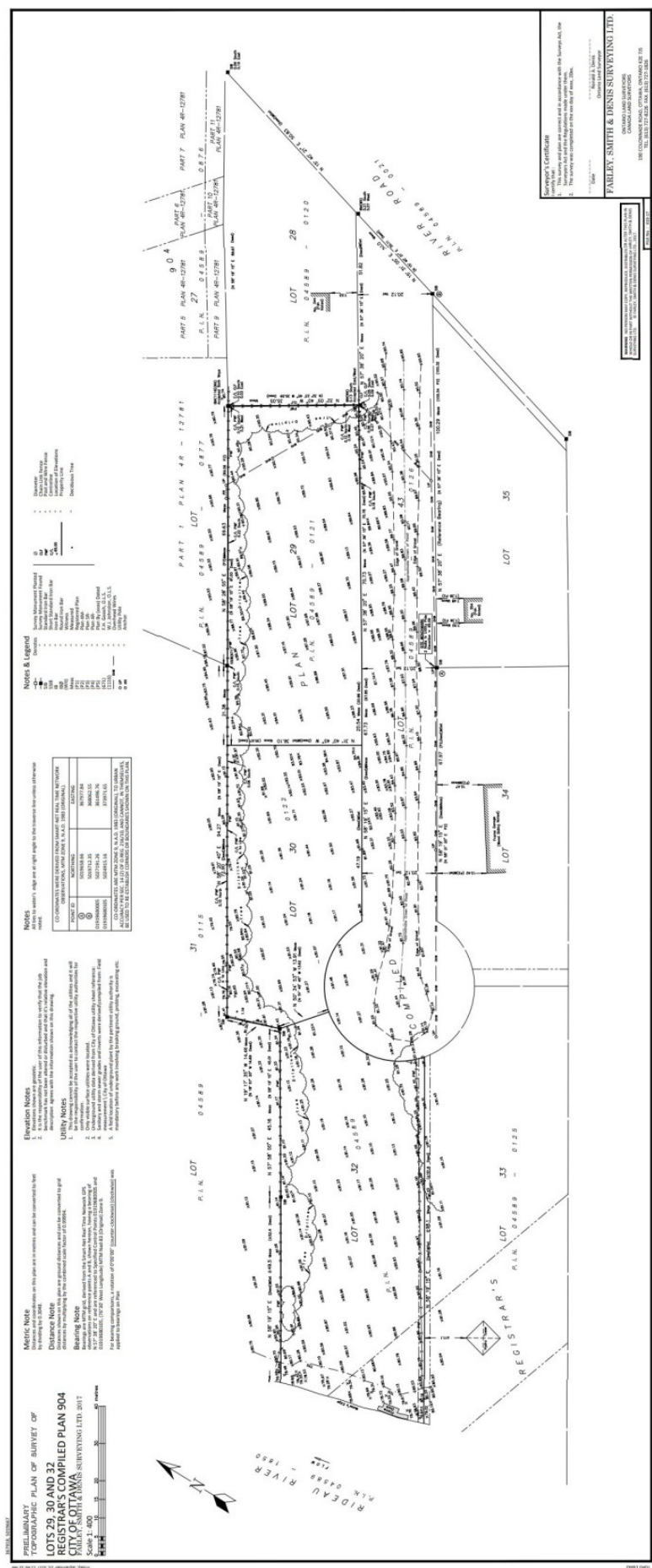
Area - 103,128.92 sq. ft

- ⇒ All lots will enjoy access to a shared waterfront, ideal for kayaking and other non-motorized water sports. Subject to approval by the City and the local Conservation Authority, finger docks may also be permitted.
- ⇒ The Novatech Lot and Servicing Plan includes five residential lots:
 - ⇒ One premier waterfront lot of nearly one acre
 - ⇒ Four additional lots averaging approximately 15,000 sq. ft. each, significantly larger than typical suburban lots (4,000–5,000 sq. ft.)
- ⇒ Each lot is planned to be serviced with piped municipal water and private septic systems for wastewater management.
- ⇒ The access road is owned by the former Township of Gloucester (now part of the City of Ottawa) and is maintained by the municipality.
- ⇒ The City may require the developer to upgrade the roadway as part of the planning and approval process.

ACCESS ROAD







Part 3

Location Overview

Neighbourhood Highlights

COFFEE

Second Cup Café
The Ministry of Coffee - Coffee Lab
Anni's Café
Simply Biscotti
Starbucks

RESTAURANTS

Angry Dragonz Restaurant
Moxies Hunt Club Restaurant
Agha Turkish Restaurant Ottawa
Kimonos Ramen & Poke
Royal Rooster Shawarma
Stacked Pancake & Breakfast House

PARKS & REC

Eccolands Park - Boat Launch
Cedardale Park
Country Place Park
Uplands Riverside Park
Riverwood Park
Hylands Gold Club
Ottawa Hunt and Golf Club

Located beside the fast-growing Hunt Club area and just minutes from Ottawa International Airport, this neighbourhood offers a perfect mix of convenience and recreation. Enjoy nearby amenities like Hylands Golf Club and the E.Y. Centre, Eastern Ontario's largest convention centre, known for hosting events throughout the year. Only a 6-minute drive down Limebank Rd, Hunt Club Marketplace features popular restaurants and the well-loved T&T Supermarket. Surrounded by parks and natural green spaces, the community also sits directly behind a boat launch with easy access to the Ottawa River — ideal for outdoor enthusiasts. It's a vibrant, well-connected neighbourhood that has something for everyone.

Part 4

Potential Uses

Potential Uses



These lots are zoned R1AA for residential development, offering a prime opportunity to build homes that seamlessly integrate with the surrounding area. In accordance with R1AA zoning bylaws, permitted uses may include:

- ⇒ Bed and breakfast
- ⇒ Detached dwellings, secondary dwelling units
- ⇒ Diplomatic mission
- ⇒ Group home
- ⇒ Home-based business
- ⇒ Park or urban agriculture
- ⇒ Retirement home, converted

This zoning supports development designed with accessibility and inclusivity in mind, maximizing both the functionality and appeal of the space. These rare residential lots present an extraordinary opportunity to craft a home that harmonizes with the surrounding natural beauty. With exclusive waterfront access and a prime location near Ottawa's amenities, the possibilities for your dream home are truly limitless.