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eXp Realty Brokerage

Hooper Group eXp Realty Brokerage 343 Preston Street, 11th Floor

Ottawa, ON

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42 Holland Avenue, Ottawa, ON, K1Y 0X4, Canada



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Property Value	\$1,675,000
Type	Add New Value ...
Style	Land Value
Parking	none
Taxes	\$6,750 (2023)
Lot Frontage	66 ft
Lot Depth	96 ft

## Description

Developers & Builders - Duplex on double lot 66' x 96' within 100 meters of the Tunney's Pasture LRT Station. Possible to build two 10 unit mutli-family on 33' lots with shared drive to parking in back. This would minimize site plan control costs and time. Properties are fully rented. Gross Income \$63,600 and NOI \$44,968. Low maintenance. Zoning is TM13[2110] H(14.5) which allows for multiple development options. Easy to rent in prime location close to transit and shopping in Wellington Village and Hintonburg. There are four adjacent 33' x 96' properties North of this one at 22, 26, 30 and 34 Holland also for sale for development. Phase 1 & 2 Environmental report completed for 30, 34 and 42 Holland. No showings without an accepted offer as the property is being sold for land value. Two Business Days irrevocable on all offers. Buyers to independently verify zoning and development possibilities.



