

Development Opportunity

QU
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Development Land

For Sale

440-454 Lisgar Street
Ottawa, Ontario

Downtown Ottawa Parking Lot



ASKING PRICE
\$5,900,000

QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5

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440-454 Lisgar Street | For Sale



Prime Downtown Land Assembly with Holding Income

15,745.52 SF of Prime Development Land

A rare three-parcel assembly at 440, 446 and 452 Lisgar Street, offering a highly strategic downtown redevelopment opportunity with immediate holding income. The site includes two single-family homes and a 50+ stall surface parking lot, providing reliable cash flow through the planning and entitlement period.

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440-454 Lisgar Street | Property Overview



Parcel	Frontage	Depth	Area
452 Lisgar St	17.73 m / 58.17 ft	34.25 m / 112.38 ft	6,536.83 ft²
446 Lisgar St	17.67 m / 57.96 ft	34.24 m / 112.35 ft	6,512.87 ft²
440 Lisgar St	7.31 m / 24.00 ft	34.24 m / 112.33 ft	2,695.82 ft²
Total	42.71 m / 140.13 ft	±34.24 m / ±112.35 ft	15,745.52 ft²

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440-454 Lisgar Street | Zoning Overview

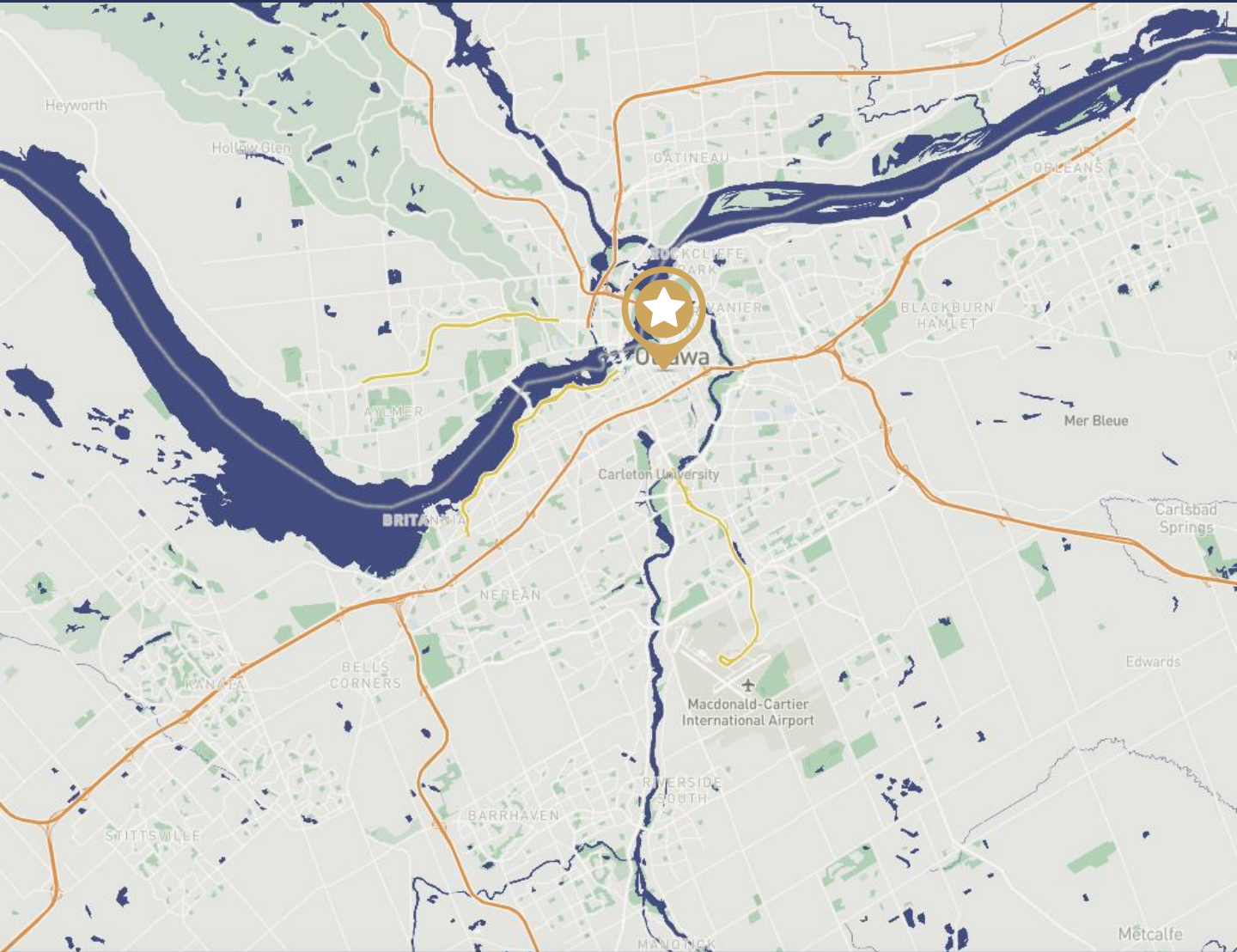


Item	Summary
Zoning	H1 – Hub Zone 1, Exception 478
Additional Permitted Use	Multiple dwelling units
Development Positioning	Combined with approximately 15,746 square feet of contiguous land area, transit-supportive, downtown infill/multi-residential redevelopment opportunity
Interim Income Profile	Existing holding income from two residential dwellings and a 50+ stall parking lot during planning and entitlement

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