

1946 Scott Street is a construction-ready, mid-rise transit-orientated development property in the desired Westboro community of Ottawa. Zoning, site plan approval, and design are in place for the development of a 9-storey, 48-unit purpose-built rental building. Complimented by high rental demand, regionally low vacancy, and potential for increased density and efficiencies under newly enacted Federal and Provincial legislations, 1946 Scott St. offers a strong market investment opportunity with the potential for enhanced returns.



Approved Transit Oriented Development Opportunity

1946 Scott St, Ottawa









Site Size **7,159 SF**















Adjacent



Rider's Paradise 95*

Easy access to Westboro Transit Station with seamless connectivity to both urban and natural attractions *Future score with Stage 2 LRT station



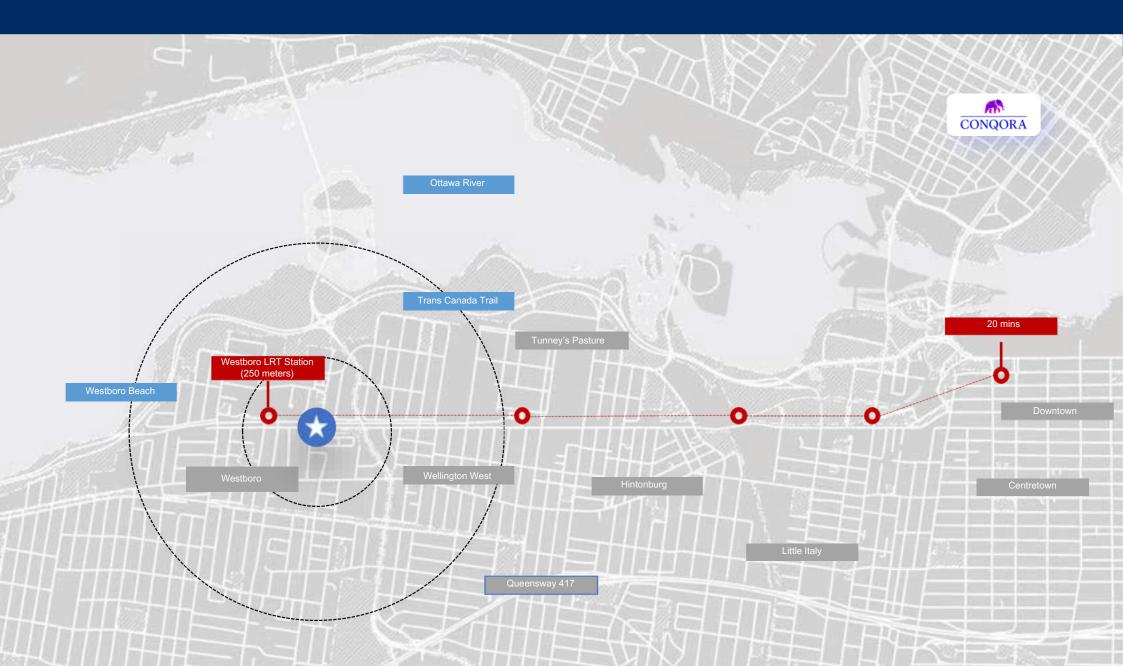
Walker's Paradise 92

Convenient walkability to readily accessible amenities and access to 600km of pathways



Biker's Paradise 99

Biker's paradise with designated bike routes featuring views of the Ottawa River and city skyline





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