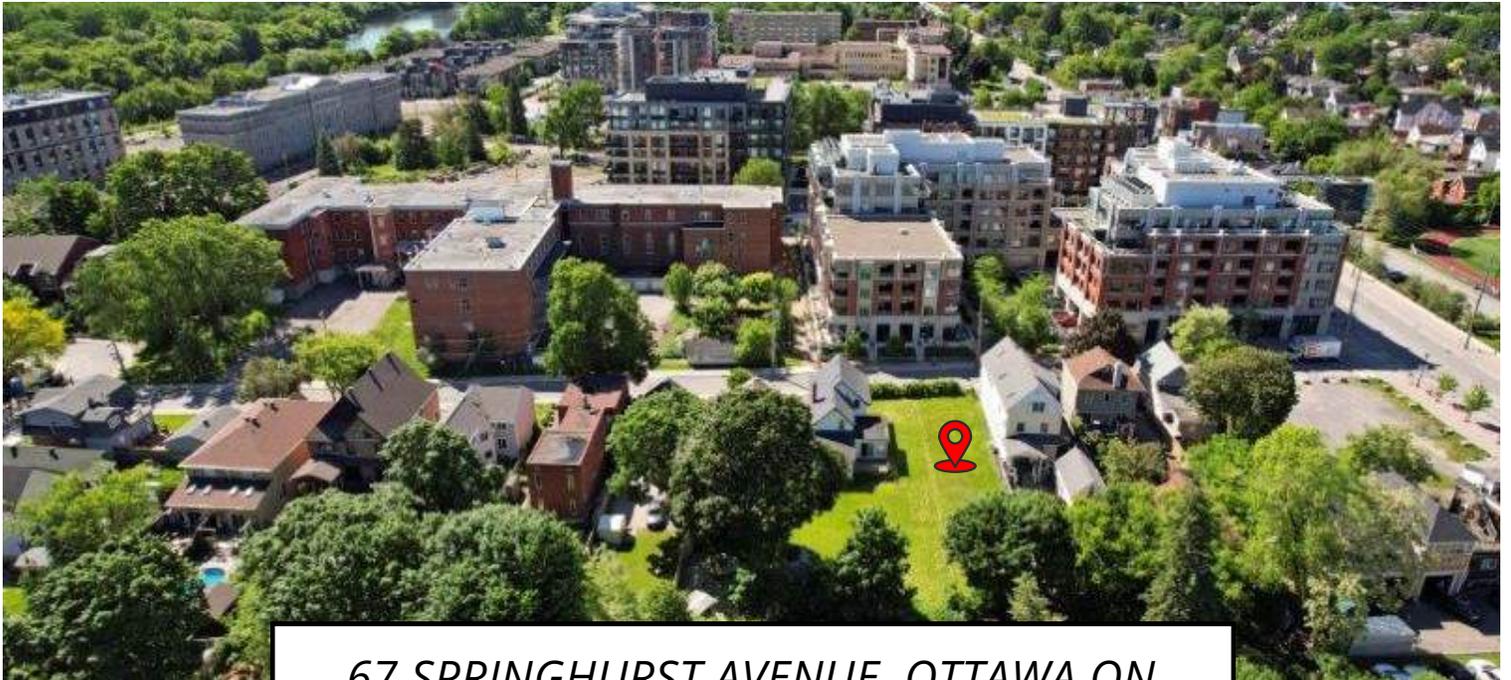


*Exquisite Location*  
67 SPRINGHURST AVENUE

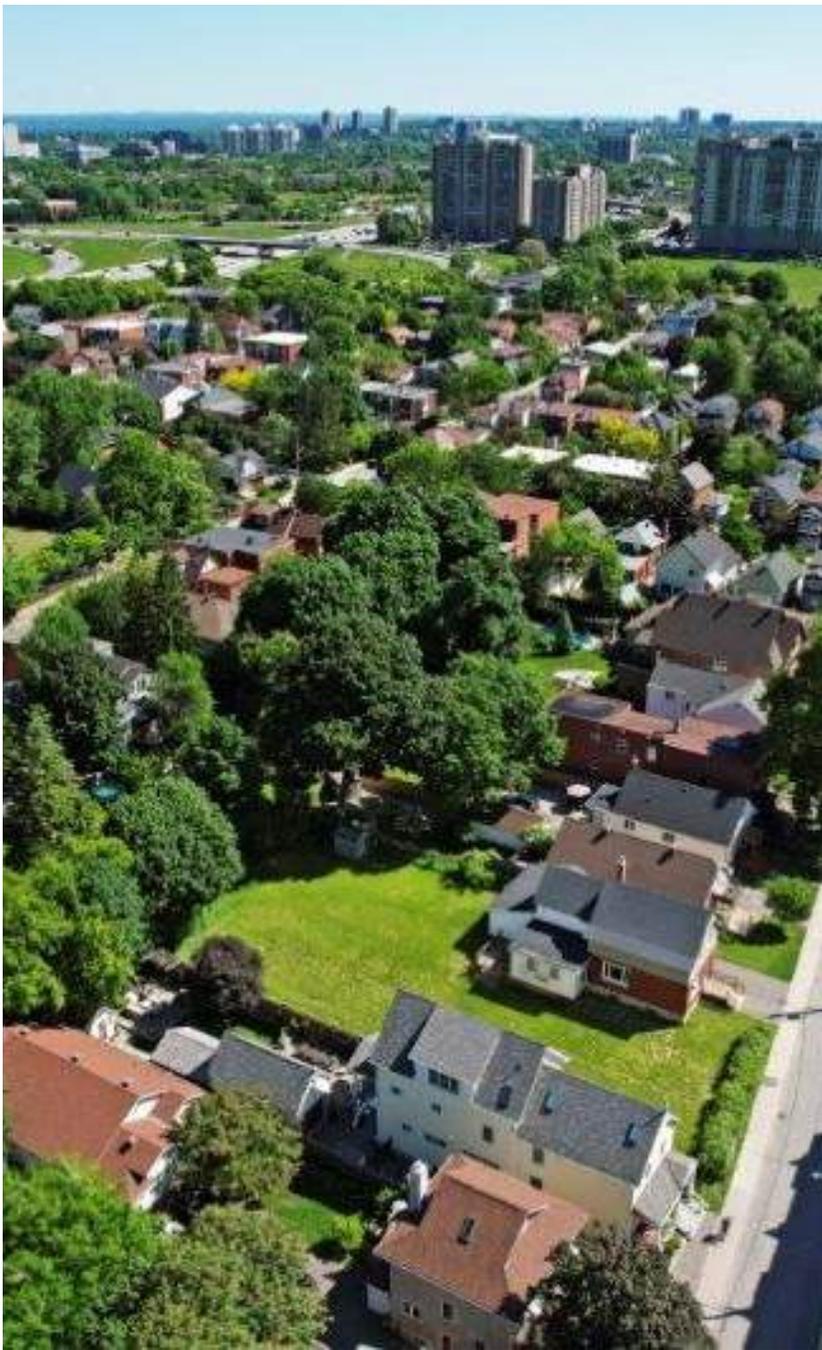


*67 SPRINGHURST AVENUE, OTTAWA ON*

Purchase Full Lot or Conditional Upon  
Severance

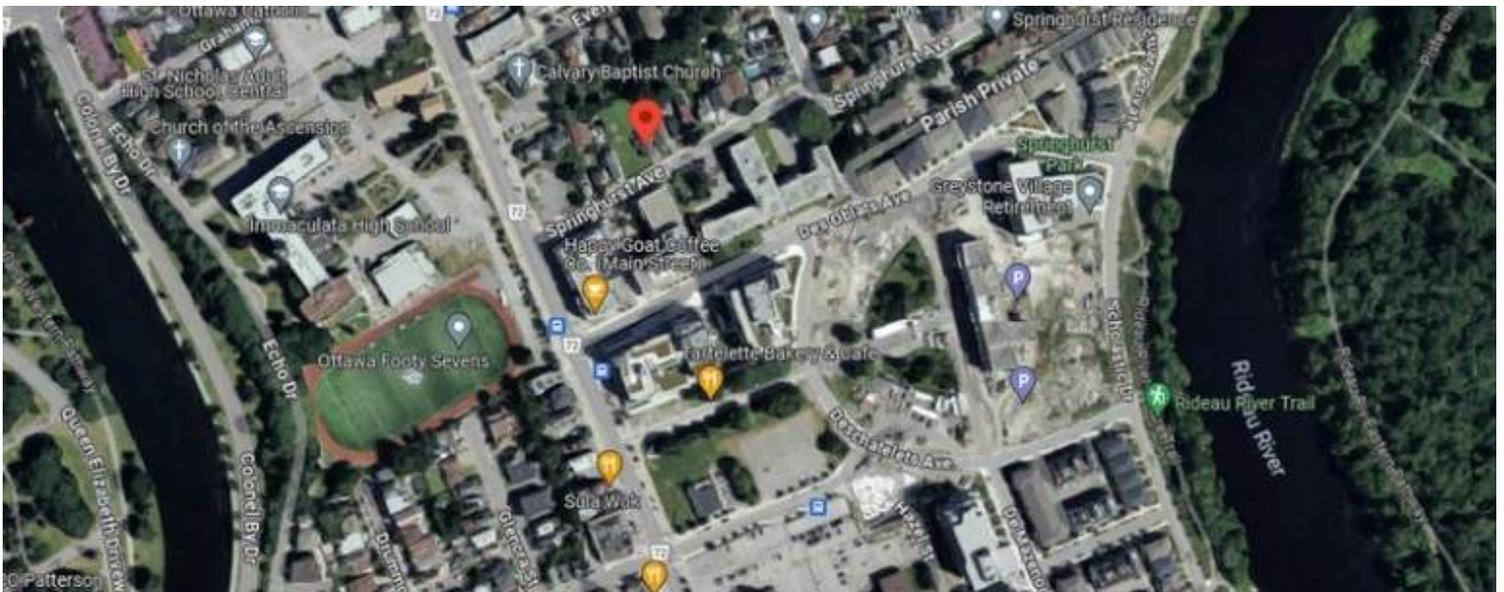
**OTTAWA EAST**

**BY THE RIDEAU  
RIVER**



# PROPERTY DETAILS

ACCESS TYPE	Road Access
ZONING	R3P (N4B)
LOT SIZE	14,124 SQ.FT. 1,292.58 M.SQ.
TAXES	\$9,360.38 (2025)
FRONTAGE	85'6"(25.8M)
DEPTH	165' (50.1M)

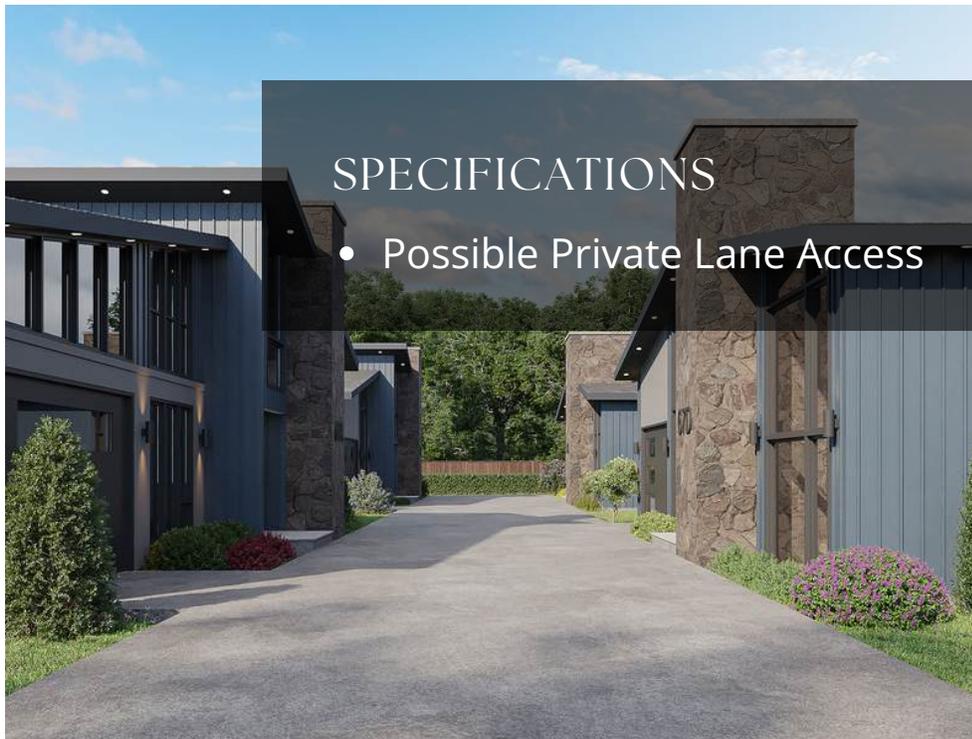
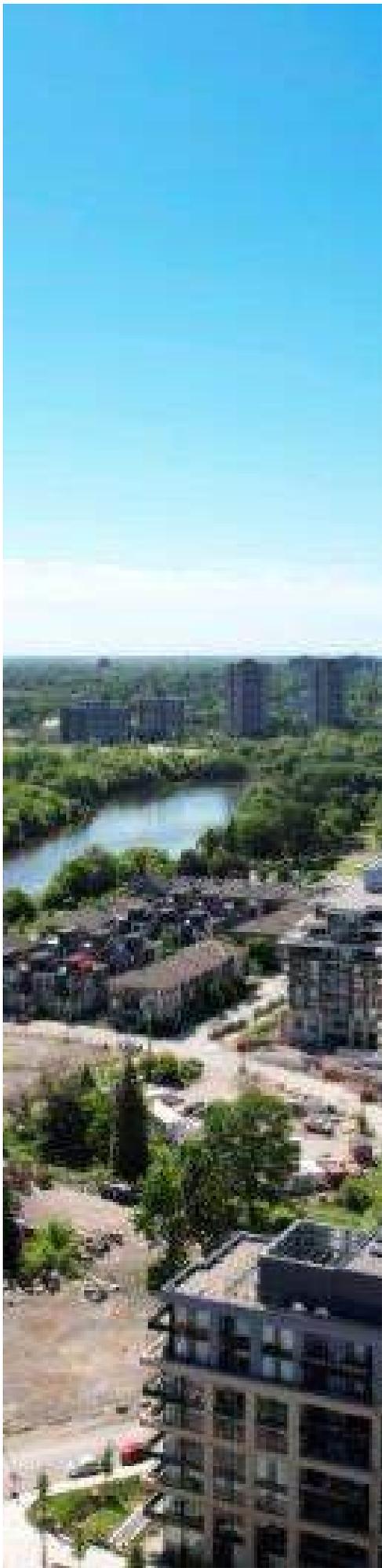




# SINGLE FAMILY HOMES

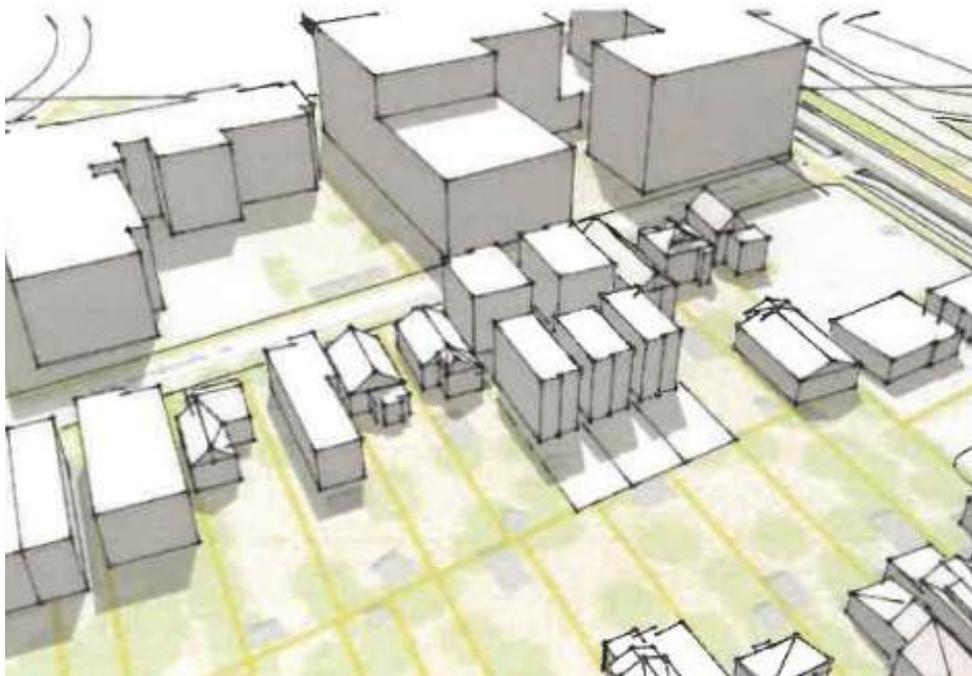
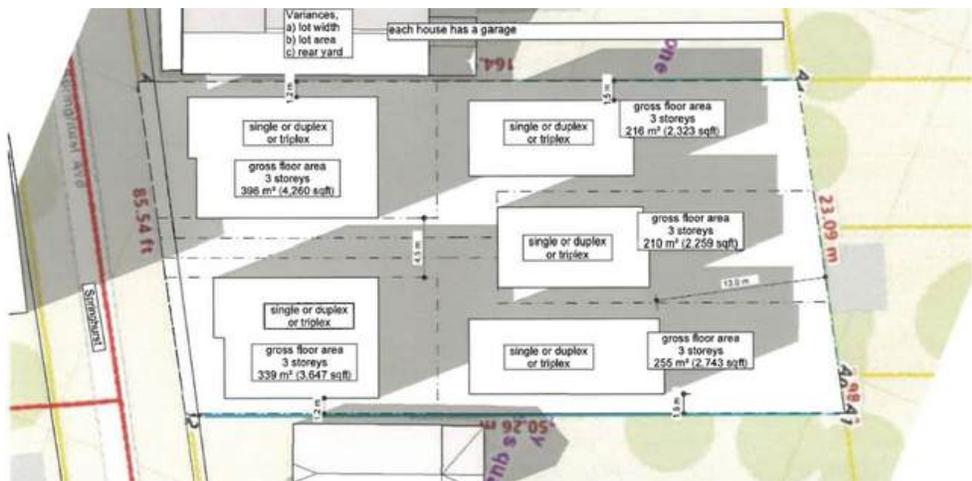
Opportunity to develop single-family homes on this spacious lot. Perfect for builders or investors looking to create a unique community. 4-6 Unit possibility (Depending on unit size)

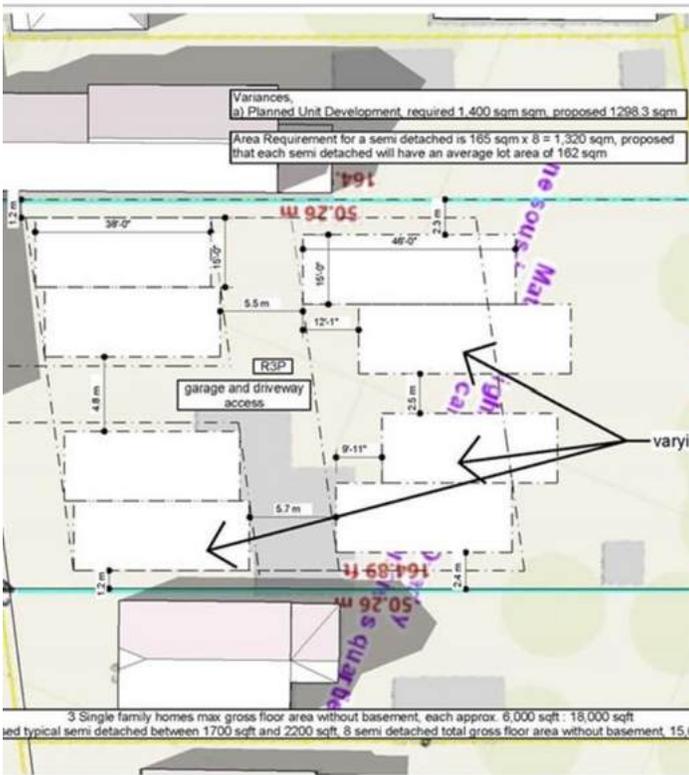




# SPECIFICATIONS

- Possible Private Lane Access





# STACKED UNITS

Lot Depth offers room for 16 Units (Upper & Lower)



## SITE

- Treed Lot
- City Services
- Surrounded by Luxury Homes
- Possible Rental Units



# AMENITIES

*Wonderful amenities and local shops that make our neighborhood a great place to live.*



## DISCOVER LOCAL SHOPS

Savor the flavors of Old Ottawa East at our eclectic array of restaurants and cafes. With cozy cafes to upscale dining establishments, our city offers a culinary experience to suit every palate. From charming boutiques to specialty stores, you'll find everything you need right here in Old Ottawa East

# ALLOWED USE

- Mix Residential Building
- Duplex
- Linked Singles
- Retirement Home
- Town Homes
- Semi Detached
- Secondary Dwelling Unit



Phase 1 Soil Test  
completed by Paterson  
Group Consulting  
Engineers



## RIDEAU CANAL



88

Walk Score  
**VERY  
WALKABLE**



79

Transit Score  
**EXCELLENT  
TRANSIT**



100

Bike Score  
**BIKER'S  
PARADISE**

## LEISURE PATHWAYS

Ottawa East offers a charming mix of leisure activities and scenic paths perfect for outdoor enthusiasts. The area features the picturesque Rideau River with winding walking and biking trails, including the Rideau River Eastern Pathway, ideal for peaceful strolls or invigorating rides. Nearby parks, like Brantwood Park, provide green spaces for picnics, sports, and family fun. The area's tranquil setting is complemented by easy access to cafés, boutique shops, and cultural attractions, creating a vibrant yet relaxed community feel.

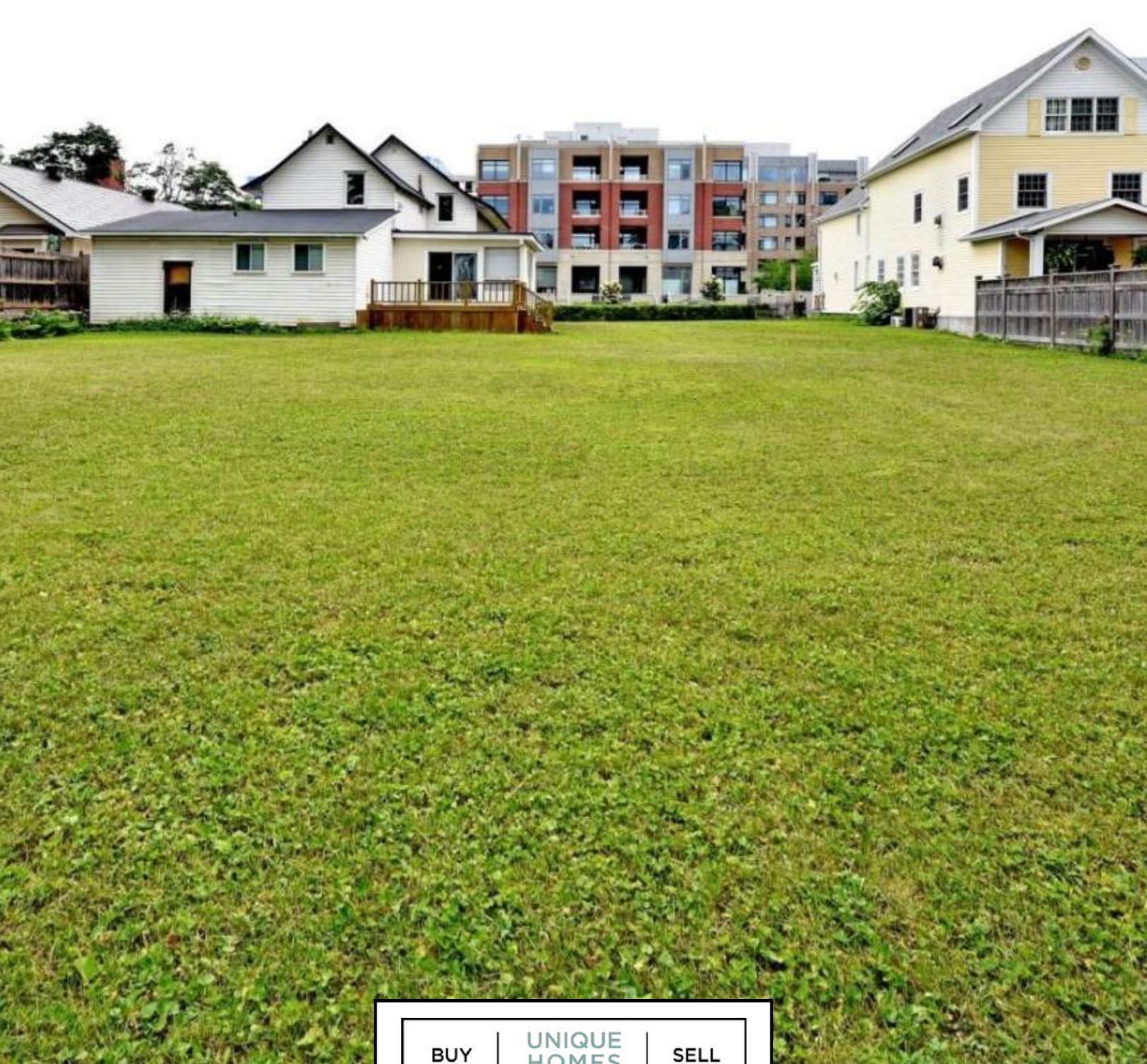


FLORA BRIDGE



## RESTAURANTS

Old Ottawa East is a charming neighborhood in the heart of the city, known for its cozy, community-oriented vibe and a growing selection of unique restaurants and shops.



BUY | UNIQUE HOMES | SELL  
NANCYBENSON.COM

*Development Opportunity*

REMAX HALLMARK

610 BRONSON AVENUE, OTTAWA ON