

For Sale: 1325 Richmond Rd, Ottawa



0.5 Acre High-Density Development Site Near Lincoln Fields LRT

Graeme Webster
Principal, Broker
613.852.8664
graeme.webster@avisonyoung.com

Jonathan Hittner
Principal, Broker
416.436.4417
jonathan.hittner@avisonyoung.com

Jessica Thalen
Senior Associate, Broker
613.897.6268
jessica.thalen@avisonyoung.com

Benjamin Burns
Senior Associate, Sales Representative
613.227.6690
benjamin.burns@avisonyoung.com

Daniel Cassese
Associate, Sales Representative
647.330.4663
daniel.cassese@avisonyoung.com

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The Offering

Avison Young Commercial Real Estate Services, LP (the “Advisor”) is pleased to offer for sale a 100% freehold interest in **1325 Richmond Road, Ottawa, ON (the “Property” or “Offering”)**, a 0.5-acre high-density development site with holding income and proximity to Lincoln Fields LRT station.

The Property offers a compelling opportunity to develop a high-density residential asset in Ottawa’s west end. A preliminary concept envisions a 26-storey tower consisting of approximately 230,000 SF of gross building area, including 270 residential units and ground floor commercial space. While not currently approved, the concept reflects the scale of potential development on the site and aligns with the ongoing intensification of the Richmond Road corridor.

ASKING PRICE: \$6,600,000



Investment Highlights

In-place Income

The Property is leased to a single tenant on a fully net basis, providing stable in-place income and minimal landlord responsibilities. This allows investors to pursue redevelopment planning while minimizing near-term carrying costs.

Transit Connectivity via Lincoln Fields Station

Located approximately 300 metres from Lincoln Fields Station, a major transit hub currently undergoing LRT conversion, the Property will benefit from direct access to Ottawa's expanding light rail network. The station is expected to be operational in **2027**, providing rapid east-west connectivity, with planned connections also extending south.

As one of the LRT system's key transfer points, Lincoln Fields enhances connectivity across Ottawa and supports long-term residential demand in the immediate area.

Zoning Transition

The Property is currently zoned AM10, with a transition to MS2 anticipated under Ottawa's evolving zoning framework. This reinforces intensification along key corridors and the site's long-term redevelopment potential.

Neighbourhood Intensification

The Property is located along Richmond Road, which is experiencing ongoing intensification with several nearby sites being repositioned for higher-density residential uses. The Lincoln Fields area is a focus of significant investment, including redevelopment initiatives by RioCan, supporting long-term growth and demand.

Residential Appeal

The Property is located within an established west-end neighbourhood with access to parks, NCC pathways, and nearby amenities. A future development will benefit from Ottawa River views, offering some of the best views in the city and supporting premium unit pricing.



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Pricing and offering process

List Price: \$6,600,000

All expressions of interest may be submitted in the form of a Letter of Intent or Vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the Purchaser
- Evidence of the Purchaser's financial ability to complete the transaction

For More Information About this Offering:

Graeme Webster

Principal, Broker
Capital Markets Group
613 852 8664
graeme.webster@avisonyoung.com

Jonathan Hittner

Principal, Broker
Multi-Residential Group
416 436 4417
jonathan.hittner@avisonyoung.com

Jessica Thalen

Senior Associate, Broker
Capital Markets Group
613 897 6268
jessica.thalen@avisonyoung.com

Benjamin Burns

Senior Associate, Sales Representative
Capital Markets Group
613 227 6690
benjamin.burns@avisonyoung.com

Daniel Cassese

Associate, Sales Representative
Multi-Residential Group
647 330 4663
daniel.cassese@avisonyoung.com

