

FOR SALE

Heritage Building

2607 Old Montreal Road, Ottawa, ON



PRESENTED BY:

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Colliers
INTERNATIONAL

Table of Contents



› SECTION I

EXECUTIVE SUMMARY

› SECTION II

SITE AND BUILDING INFORMATION

› SECTION III

OFFICIAL PLAN AND ZONING

> Executive Summary

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Executive Summary



Colliers International has been retained as Exclusive Sales Representative for the sale of 2607 Old Montreal Road, Ottawa, Ontario.

The subject site is improved with a free standing, 3 storey, 3,600 square foot heritage building constructed circa 1885.

The site area is approximately 0.77 acres.

The subject property is located on the north side of Old Montreal Road in the Village of Cumberland. The subject property is located approximately 20 kilometers east of downtown Ottawa and is accessed by Regional Road 174.

The building is being sold as a vacant possession. The subject property is equipped as a full service restaurant operation including living quarters for the owner/operator.

The asking price of **\$1,200,000**, includes all restaurant equipment (list of equipment is available upon request).

> Site and Building Information

COLLIERS INTERNATIONAL

Site and Building Information

Location

- » Located east of Ottawa in Cumberland, Ontario

Site Area

- » 0.77 acres

Building Area

- » 3,600 square feet

Physical Description

- » Stone foundation and stone construction
Exterior Stone, with siding along rear 1 storey section of the building

Restaurant Operation

- » Seating capacity for 68 patrons with outside patio area possessing capacity for 34 patrons

Interior Finishes

- » Interior finishes comprise painted wood/plaster walls and ceilings. Much of the period trim and molding has been retained.

Year Built

- » Circa 1885

Parking

- » 25 surface parking spaces on site

Heating and Electrical

- » Gas fired furnace. 400 ampere electrical.

Services

- » Well and septic

Zoning

- » VM6 - Village Mixed-Use Zone (Sec. 229-230)

Legal Description

- » LT 3 N/S QUEEN ST PL 90P CUMBERLAND; LT 4 N/S QUEEN ST PL 90P CUMBERLAND; LT 3 S/S SPARKS ST PL 90P CUMBERLAND; LT 4 S/S SPARKS ST PL 90P CUMBERLAND; VICTORIA ST PL 90P CUMBERLAND CLOSED BY BYLAW N686373; S/T RR116755; CUMBERLAND

Pin Number

- » 145370083



Property Photographs



Property Photographs



Property Photographs



Property Photographs



Aerial Map



> Official Plan & Zoning

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Official Plan & Zoning

VM - Village Mixed-Use Zone (Sec. 229-230)

Purpose of the Zone

The purpose of the VM – Village Mixed-Use Zone is to:

- (1) permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan,
- (2) reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;
- (3) recognize the function of Business Improvement Areas as primary business or shopping areas; and
- (4) regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.



229. In the VM Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 229(2) to (5);
 - (b) outdoor storage is permitted subject to:
 - i) the principal building occupying 65% of the street frontage for a minimum depth of 3 m;
 - ii) not being located in a required yard; and
 - iii) being completely enclosed and screened from a public street, and from residential or institutional zones.
 - (c) **retail store**, retail food store and restaurant being located on the ground floor, and where located on the ground floor, they may also locate above the ground floor;
 - (d) all uses located on the ground floor having direct access to the street;
 - (e) a maximum of four dwelling units is permitted in a converted dwelling;
 - (f) a maximum of 10 residents is permitted in a **group home**.
 - amusement centre
 - animal care establishment
 - animal hospital
 - apartment dwelling, low rise
 - artist studio
 - automobile rental establishment
 - automobile service station
 - bank
 - bank machine

Official Plan & Zoning



bar
bed and breakfast, see Part 5, Section 121
catering establishment
cemetery
cinema
community centre
community garden, see Part 3, Section 82
community health and resource centre
convenience store
converted dwelling, see Part 5, Section 122
day care
detached dwelling
diplomatic mission, see Part 3, Section 88
duplex dwelling, see Part 5, Section 138 (By-law 2010-307)
dwelling unit
emergency service
funeral home
gas bar
group home, see Part 5, Section 125
home-based business, see Part 5, Section 127
home-based day care, see Part 5, Section 129
hotel
instructional facility
library
linked-detached dwelling
marine facility
medical facility
townhouse dwelling, see Part 5, Section 138 (By-law 2012-334)
(By-law 2010-307)municipal service centre
museum
office
park
personal service business
place of assembly
place of worship

Official Plan & Zoning



- post office
- recreational and athletic facility
- residential care facility
- restaurant
- retail store
- retail food store
- retirement home
- retirement home, converted, see Part 5, Section 122
- rooming house
- rooming house, converted, see Part 5, Section 122
- rooming unit
- school
- secondary dwelling unit, see Part 5, Section 133
- semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)
- service or repair shop
- shelter, see Part 5, Section 134
- small batch brewery, see Part 3, Section 89
- sports arena
- stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
- theatre
- training centre
- three-unit dwelling
- (g) residential care facility is only permitted in the VM – Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick; (By-law 2013-58)
- (h) no single commercial use can occupy by more than 2500 m² of gross leasable floor area on any lot in a VM zone in a village shown on Schedule 9. (By-law 2013-58)

Official Plan & Zoning

Zone Provisions

(2) The zone provisions are set out in Table 229 below.

TABLE 229 - VM ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m ²)		1,350 m ²
(b) Minimum lot width (m)		20 m
(c) Front yard setbacks (m)	(i) minimum	No minimum
	(ii) maximum	3 m
(d) Corner side yard setbacks (m)	(i) minimum	3 m
	(ii) maximum	4.5 m
(e) Minimum interior side yard setbacks (m)	(i) abutting a residential zone	3 m
	(ii) abutting any other zone	No minimum
(f) Minimum interior side yard setbacks (m)	(i) residential use building	25% of the lot depth, minimum of 7.5 m
	(ii) non-residential use and mixed use buildings abutting a residential zone	7.5 m
	(iii) all other cases	No minimum
(g) Building heights (m)	(i) minimum	6.7 m
	(ii) maximum	11 m
(h) Minimum width of landscaped area (m)		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped

- (3) The retail sales of automobiles may be provided only as an ancillary use to an automobile service station or gas bar, and must not exceed an amount equal to 10% of the lot area.
- (4) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
- (5) For other applicable provisions, see Part 2- General Provisions, Part 3- Special Use Provisions, Part 4- Parking and Loading Provisions.

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VM6 SUBZONE

- (6) In the VM6 Subzone:
- (a) despite Section 229(1) the following uses are prohibited:
 - automobile rental establishment
 - automotive service station
 - gas bar
 - marine facility
 - (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230E below apply:

