FOR SALE Heritage Building

2607 Old Montreal Road, Ottawa, ON



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 constructionExterior 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 CUMBER LAND; 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

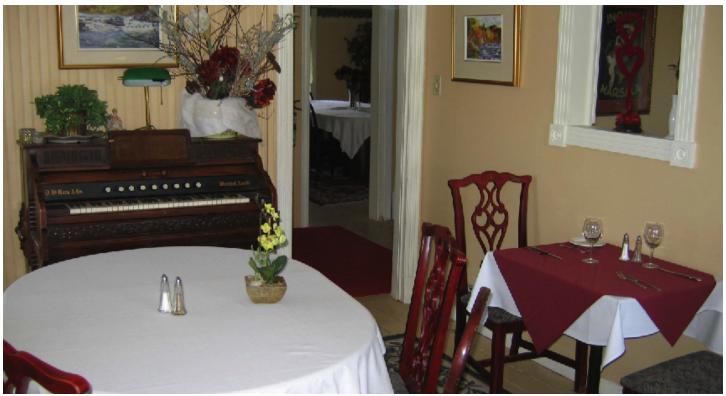


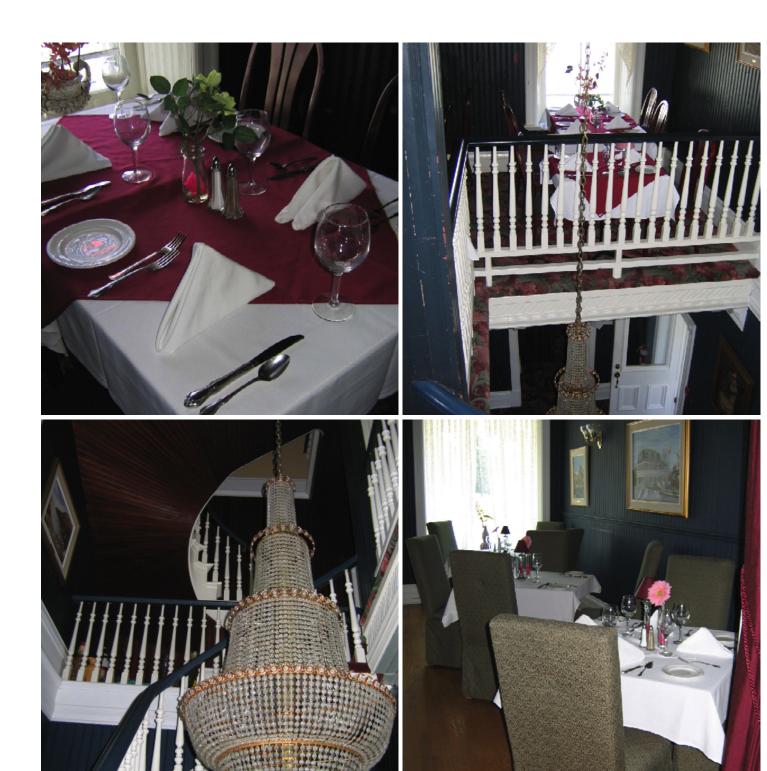












Aerial Map



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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.



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





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





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)

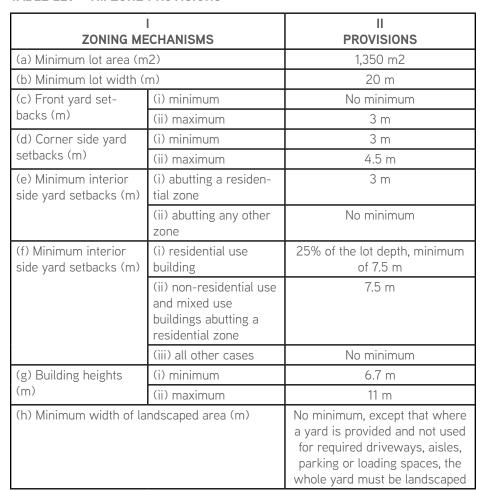




Zone Provisions

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





- (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.





VM6 SUBZONE

- 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:



