

**150 Rochester Street, Ottawa**

**List Price \$475,000**



**Map:** [Click Here](#)

**MLS Listing and pictures:** [Click Here](#)

**2 Storeys:** approximately 2,600 sq' above grade, 1,300 sq' on 1<sup>st</sup> and 2<sup>nd</sup> , high ceilings, full basement with ~ 6+' height

**Lot Size;**

- Area: 2712.5 sq.ft (0.062 ac)
- Perimeter: 252.62 ft.
- Measurements: 99.68ft. x 27.21ft. x 99.71ft. x 27.24ft.

**Building Footprint;** approximately 1,296 sq',

- total building 1<sup>st</sup> and 2<sup>nd</sup> floors appr. 2,596 sq'

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**344 O'Connor St. | Ottawa, ON | K2P 1W1**

## Building Features:

- Century red brick two-storey home in a bustling West Central location.
- Situated at the top of the hill leading down to Preston Street, this property offers panoramic views to the west from the upper floor.
- It is conveniently close to Preston and Somerset, the Plant Recreation Center and all its adjacent redevelopment
- close to the Transitway and Lebreton Flats.
- Little Italy, Chinatown, and Hintonburg just a short walk away.
- The home is spacious, with approximately 1300 sq ft building footprint and 2600 sq ft above grade over two floors, plus a high basement.
- The lot measures 27' x 99' and includes a right of way with the neighbor for laneway access to the back.
- Featuring high ceilings and originally built with good quality construction
- registered as a duplex, currently configured as three units.
- great renovation project - renovate to suit your personal needs.
- The current R4UD-c zoning permits three units, with some commercial uses allowed under the "c" suffix.
- The New Draft Zoning Bylaw would allow more units in the existing building.
- For Re-Development, the New Draft Zoning Bylaw would allow up to four storeys in the N4B zone, with no overriding limit on the number of units per dwelling. The limit is determined by how many units can fit into the gross buildable area. If a footprint similar to the existing one is possible, with four storeys, over 5,000 sq ft could be utilized.

## Development Potential: zoning allows for **4 storey** height

- Former

**Zoning:** [R4UD-c zone](#) (see page 16)

**New Zoning By-law – 3D Interactive map:** [3D Interactive Map](#)

**Draft 2 of New Zoning Bylaw N4B-c:** [Click Here](#) [Section 801, 804]

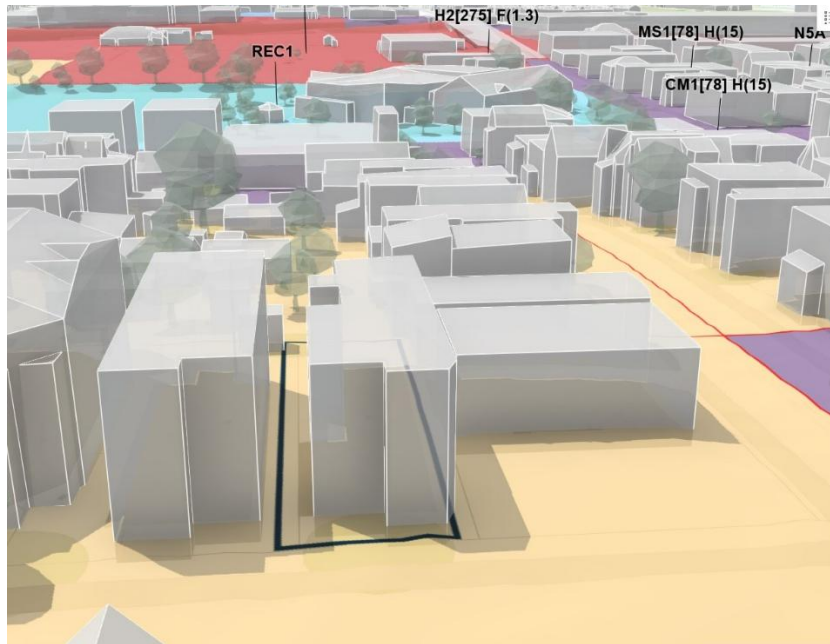
## Owner Occupied in the entire property





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Artist concept of possible development under the New Draft Zoning Bylaw