



FOR SALE

# 297 & 301 Savard Avenue

OTTAWA, ON

Prime redevelopment land in a fast  
evolving neighbourhood

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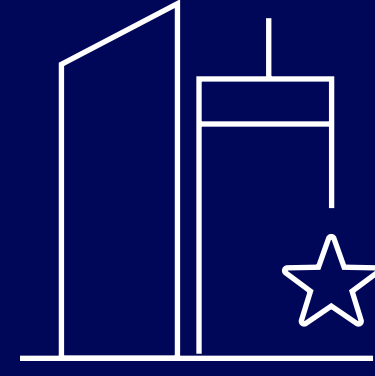


# The Offering

Introducing 297 Savard Avenue — a prime redevelopment opportunity in Ottawa's evolving Vanier neighbourhood. This 15,646 sq. ft. lot is zoned I1A(8)H(9), allowing for a range of institutional and community uses, with strong potential for rezoning to support multifamily residential development. Located just minutes from downtown Ottawa and the University of Ottawa, the site offers exceptional connectivity via Montréal Road, Vanier Parkway, and Highway 417, with multiple OC Transpo routes serving the area. The surrounding community is undergoing a vibrant transformation, attracting young professionals and families seeking affordable urban living near the downtown core and Ottawa River pathways. Residents enjoy walkable access to retail and services including Loblaws, Shoppers Drug Mart, Tim Hortons, and a variety of local cafés and restaurants. Nearby amenities such as Riverain Park, the Vanier Community Hub, and the Rideau Sports Centre enhance the area's livability. The Montréal Road revitalization project continues to improve pedestrian and cycling infrastructure, reinforcing long-term growth. With strong population trends and rising property values, this site offers developers a compelling opportunity to capitalize on Vanier's intensification. The property's scale, location, and zoning flexibility make it ideal for low- to mid-rise residential or mixed-use concepts.



**NUMEROUS PERMITTED  
USES**



**CENTRAL LOCATION**



**AMENITY RICH AREA**



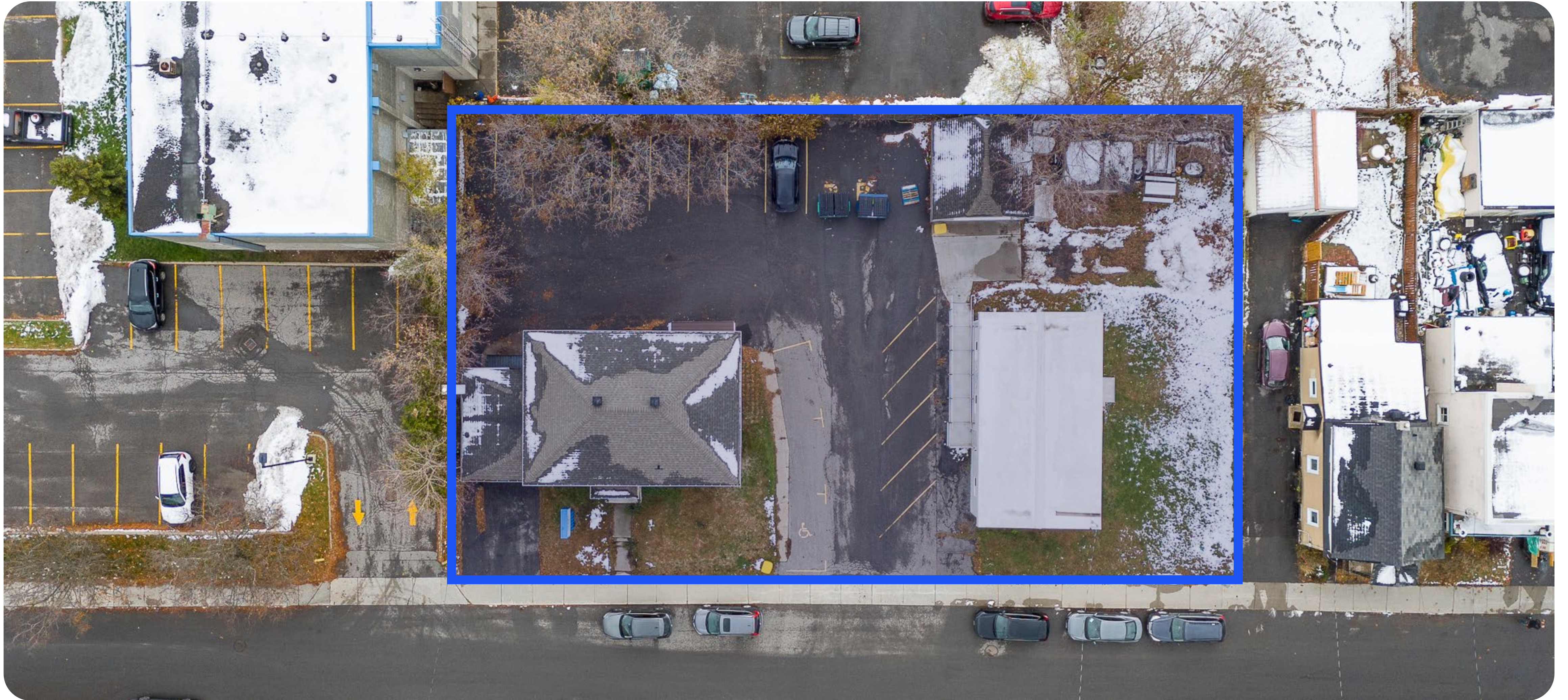
**STRONG REDEVELOPMENT  
POTENTIAL**

# Property Overview



# Site Plan

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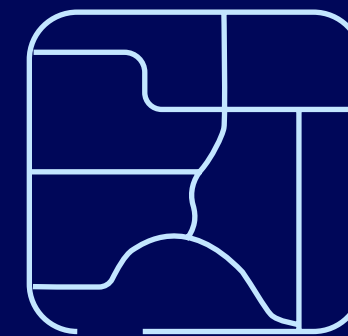
# Property Features

297 & 301 Savard Avenue | Ottawa, ON



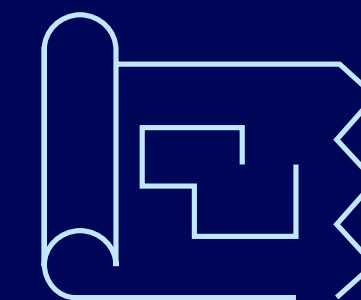
## Prime Urban Location

The property occupies a highly desirable urban location characterized by established infrastructure, strong surrounding demographics, and proximity to a broad range of amenities. Urban nodes such as this continue to demonstrate consistent demand from both developers and end users seeking well-located, accessible sites within mature communities. The location supports enduring land value and provides a solid foundation for a variety of future development concepts.



## Institutional Zoning

The property is zoned I1A – Minor Institutional Zone, which permits a range of community and institutional uses including community centre, day care, emergency service, place of worship, recreational facility, and residential care facility. The zoning supports neighbourhood-scale uses compatible with surrounding residential areas. Given the site's size and location, it represents a strong candidate for future rezoning to multi-residential, aligning with ongoing intensification and redevelopment trends in Vanier.



## Strong Redevelopment Potential

With a land area of approximately one-third of an acre and favourable surrounding land uses, the property represents a compelling redevelopment opportunity. The existing improvements contribute strong residual value, allowing for future efficient repositioning of the site to unlock its highest and best use while providing potential for an immediate use of the site. The property's scale, zoning potential, and location within a maturing corridor make it suitable for a range of redevelopment scenarios, including low- to midrise residential or mixed-use applications.

# Property Description

297 & 301 Savard Avenue | Ottawa, ON

Located in the evolving Vanier neighbourhood just east of Ottawa's downtown core, 297 & 301 Savard Avenue offers a rare opportunity for buyers looking for potential. Whether repositioned for immediate use or held for future development, 297 Savard Avenue stands out as a strategic investment in a maturing urban corridor.

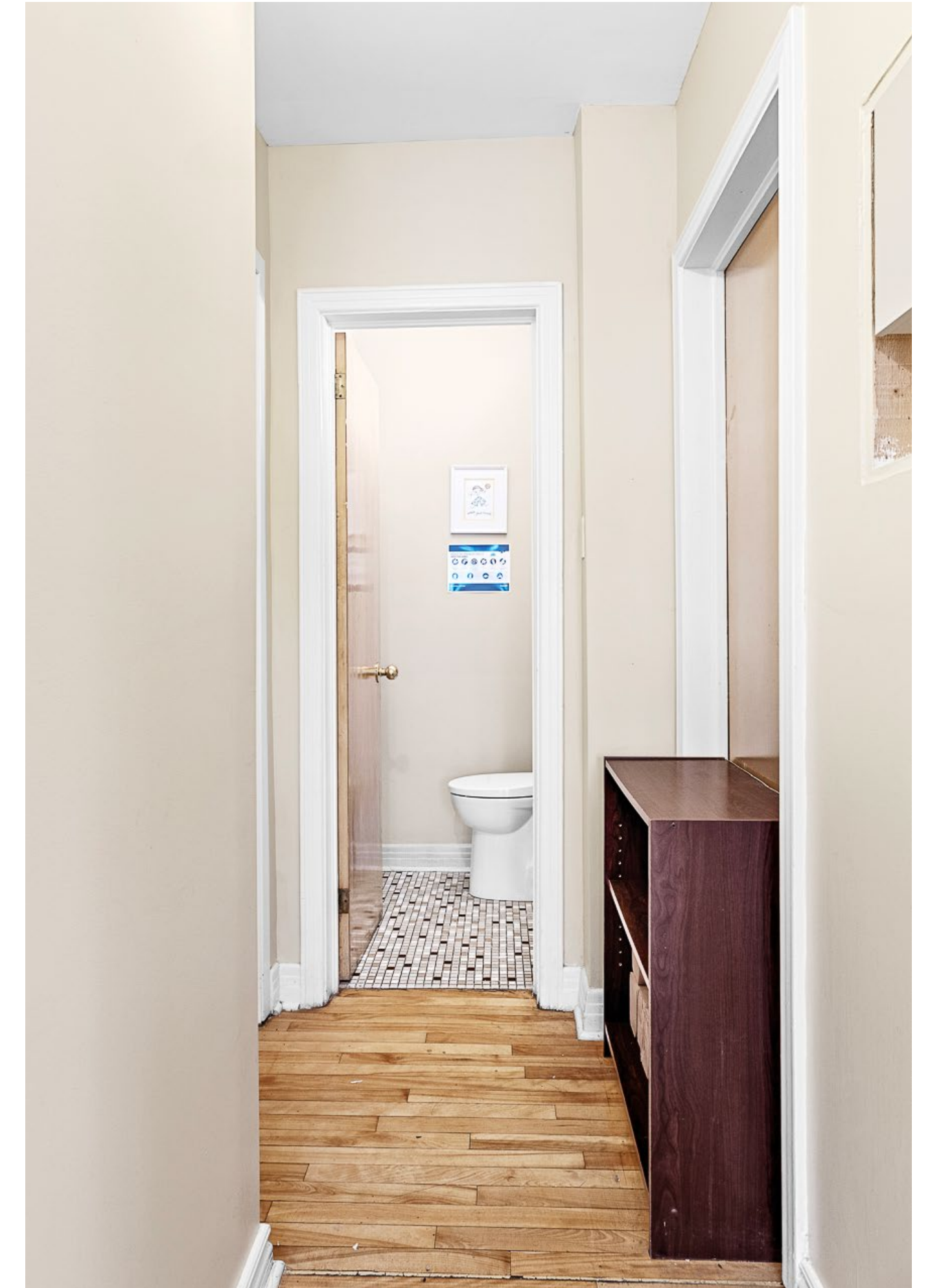


<b>Property</b>	<b>297 &amp; 301 Savard Avenue, Ottawa, ON, K1L 7S1</b>
<b>Legal Description</b>	297 Savard Avenue: PT LT 36 & LT 37, PL 39 , AS IN CT184044 ; VANIER/GLOUCESTER 301 Savard Avenue: LT 38, PL 39 , PT LT 39, PL 39 , PART 1 , 5R8569 ; VANIER/GLOUCESTER
<b>PIN - 297 Savard Ave.</b>	042380009
<b>PIN - 301 Savard Ave.</b>	042380010
<b>Property Type</b>	Institutional
<b>Property Size</b>	15,646 SF
<b>Zoning</b>	I1A[8] H(9)
<b>Listing Price</b>	<del>\$1,750,000</del> <b>Reduced to \$1,500,000</b>

# Photo Gallery

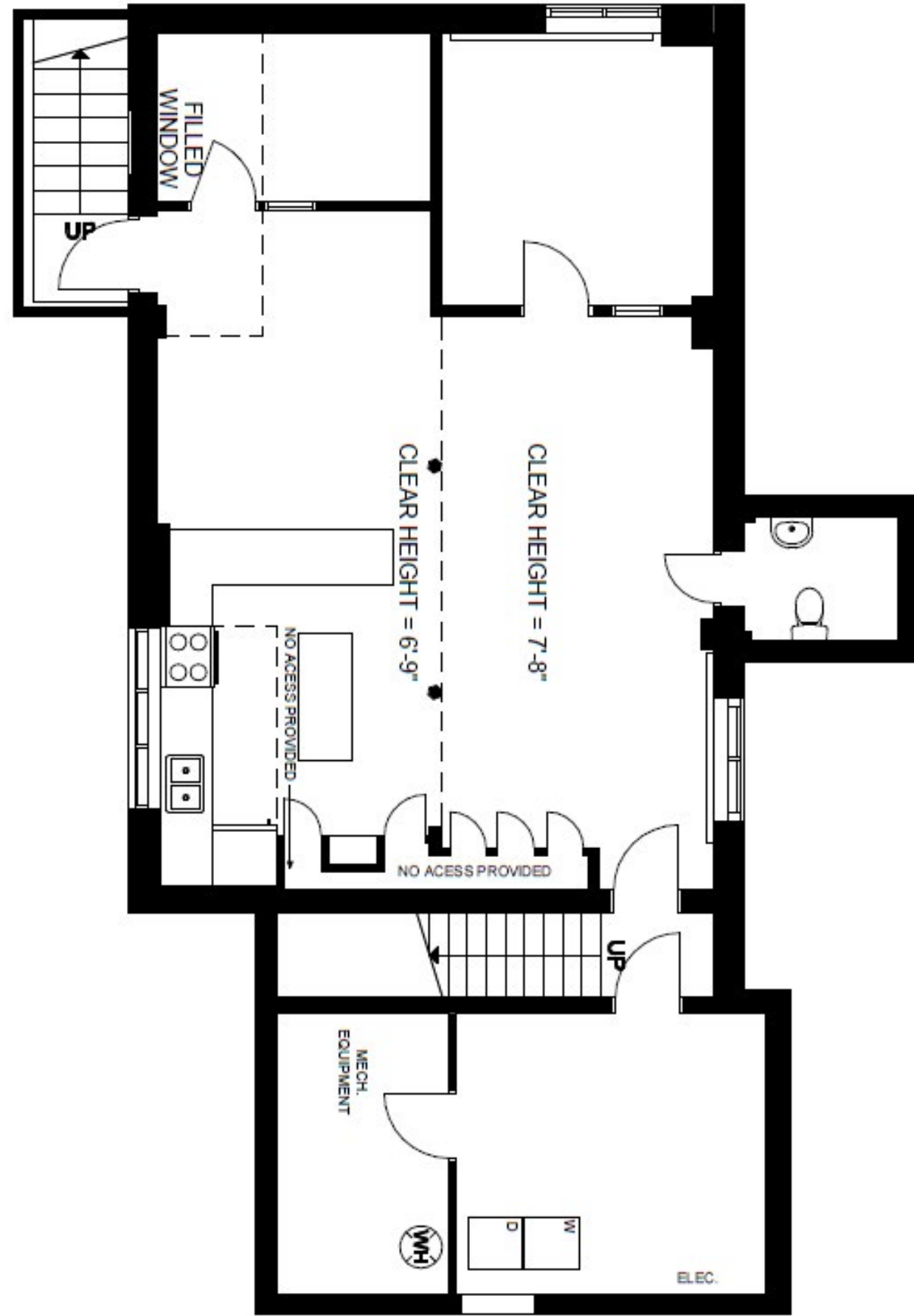
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297 & 301 Savard Avenue | Ottawa, ON

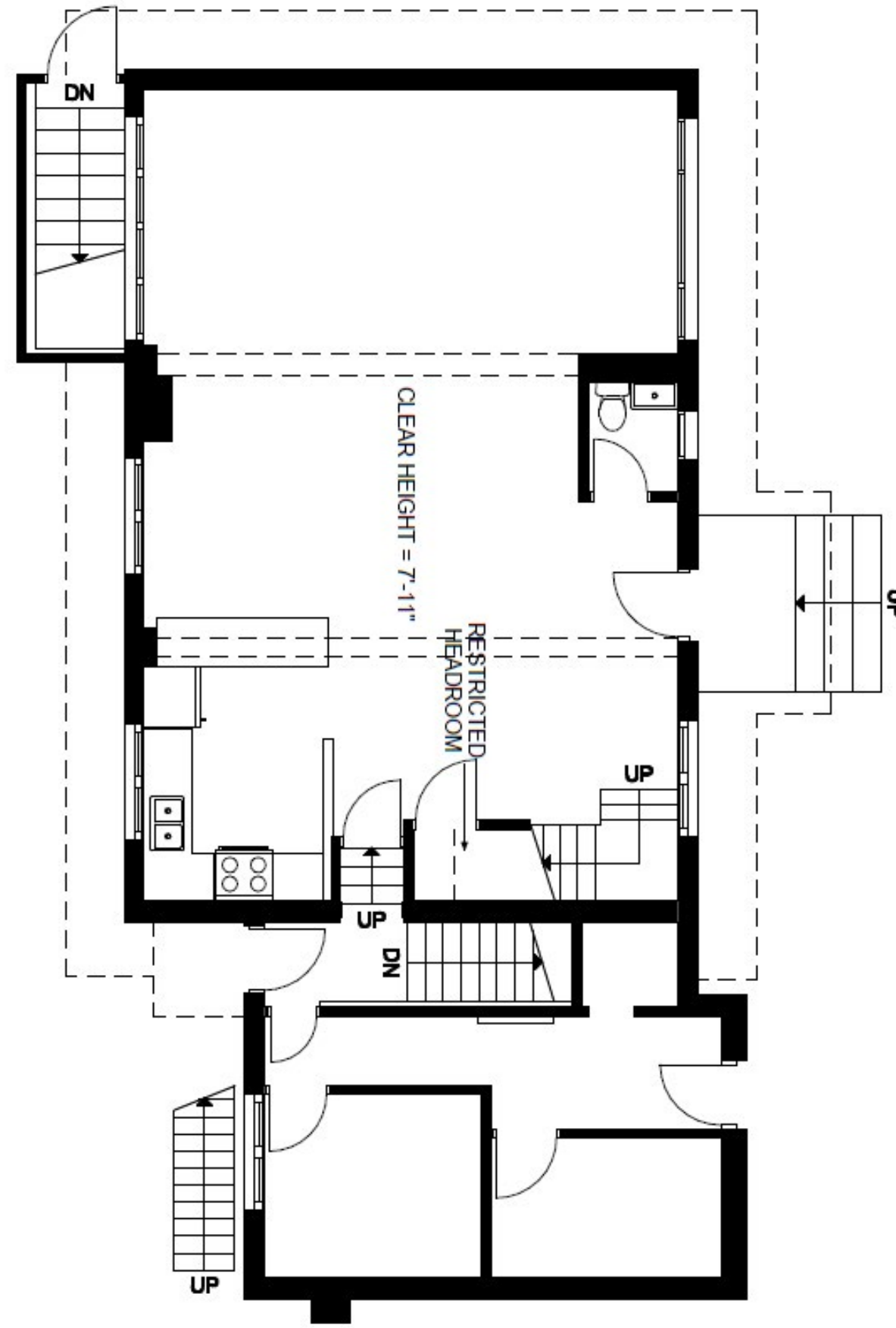


# Floor plan

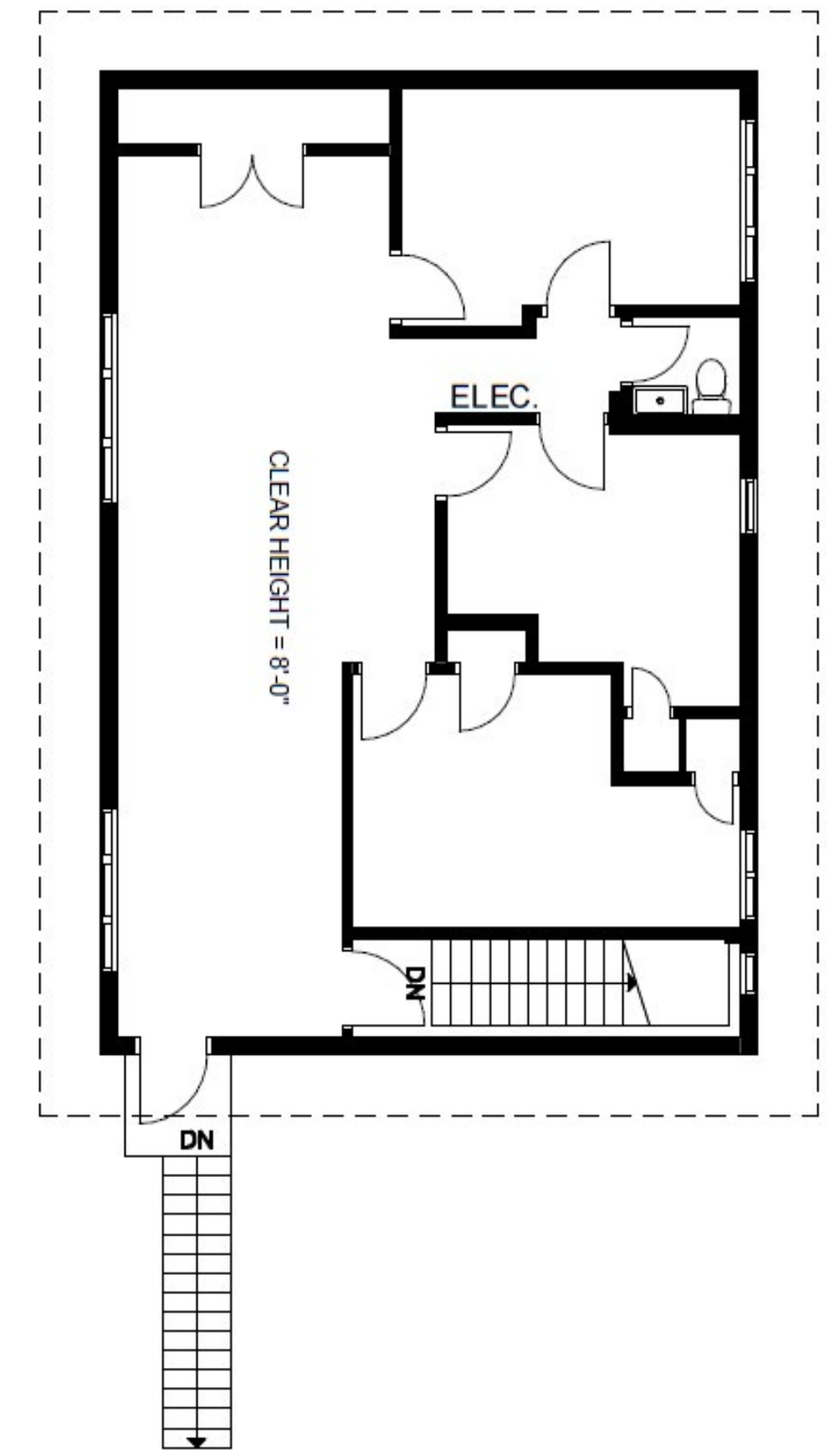
297 & 301 Savard Avenue | Ottawa, ON



Basement



1st Floor



2nd Floor

# Location Overview

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# Location Overview

Tenants and residents enjoy walkable access to nearby retail and services along Montréal Road, including grocery stores, cafés, and local restaurants. Within minutes are Shoppers Drug Mart, Loblaws, Tim Hortons, and a variety of independent retailers. The property is also close to community amenities such as Riverain Park, the Vanier Community Hub, and the RideauSports Centre.

## 297 & 301 Savard Avenue

- |           |                           |           |                             |
|-----------|---------------------------|-----------|-----------------------------|
| <b>1</b>  | <b>The Royal Oak</b>      | <b>11</b> | <b>Burger King</b>          |
| <b>2</b>  | <b>Anytime Fitness</b>    | <b>12</b> | <b>Ottawa Inn Hotel</b>     |
| <b>3</b>  | <b>Starbucks</b>          | <b>13</b> | <b>Gabriel Pizza</b>        |
| <b>4</b>  | <b>BMO</b>                | <b>14</b> | <b>LCBO</b>                 |
| <b>5</b>  | <b>Metro</b>              | <b>15</b> | <b>Jean Coutu</b>           |
| <b>6</b>  | <b>Shell Gas</b>          | <b>16</b> | <b>Circle K</b>             |
| <b>7</b>  | <b>Tim Hortons</b>        | <b>17</b> | <b>Louis Pizza</b>          |
| <b>8</b>  | <b>ESSO</b>               | <b>18</b> | <b>Loblaws</b>              |
| <b>9</b>  | <b>Shoppers Drug Mart</b> | <b>19</b> | <b>Riverain Park</b>        |
| <b>10</b> | <b>Subway</b>             | <b>20</b> | <b>Rideau Sports Centre</b> |





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