



For Sale: Church Building - Place of Worship

**5958**

Piperville Road, Ottawa

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**Lennard:**

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# 5958 Piperville Road

6.3 Acres available in Carlsbad Springs, Ontario.


## The Offering

The Roman Catholic Episcopal Corporation of Ottawa-Cornwall has retained, on an exclusive basis, the services of Lennard Commercial Realty, Brokerage to advise in the disposition of the property located at 5958 Piperville Road in the East Ottawa community of Carlsbad Springs.

The site is located minutes from Highway 417 at the Boundary Road exit and within a 15 minute drive to Ottawa's eastern urban area.

The property is currently improved with a one story church plus mezzanine and basement situated on a site area of 6.3 acres (to be severed). The building was built in 1910 and has been extensively renovated and maintained over the years.


The building is currently vacant and ready to accommodate multiple uses.

 Land Area  
**Approximately 6.3 acres** (assuming severed)

 Zoning  
**R15 – Rural Institutional Zone**

 Type  
**Church Building - Place of Worship**

 Capacity  
**200 People**  
Including 50 person capacity mezzanine

 List Price  
**\$845,000**

 Availability  
**Immediate**  
(subject to severance)

 Building Size  
**4,268 SF**

 Listing Agents  
**Ed Belanger\***  
Senior Vice President  
613.963.2632  
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\*Sales Representative

## Property Highlights

- Built in 1910 with significant renovations completed in the last 20 years, this church building is considered to be in good condition
- Building demised into a sanctuary with a mezzanine and a rear sacristy
- The property is close to the urban amenities of the City of Ottawa and is in close proximity to the proposed Tewin Community. Furthermore, access to Highway 417 via Boundary Road is good and traveling time to the urban areas and major shopping is generally 12-20 minutes.
- The property has a private well for water (non potable) but is adjacent to Ottawa's trickle water system. Septic system consists of holding.
- Asphalt paved driveway that loops around the building as well as parking for up to 44 vehicles

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## GM21 - General Mixed-Use Zone

### Permitted Uses

In the R15 to R18 subzones:

(a) despite subsection 223(1) the following uses only are permitted:

(b) a maximum of one ancillary dwelling unit or detached dwelling is permitted with a place of worship :

- cemetery
- day care
- place of worship
- school

(c) zone provisions are set out in Table 224C below:

I ZONING MECHANISMS	PROVISIONS			
	II R15	III R16	IV R17	V R18
(a) Minimum lot area (m <sup>2</sup> )	10,000	4000	2000	1000
(b) Minimum lot width (m)	75	60	30	30
(c) Minimum front yard setback (m)	9	9	6	6
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10	10	10
	(ii) all other cases	10	10	7.5
(e) Minimum interior side yard setback (m)	9	9	6	3
(f) Minimum corner side yard setback (m)	9	9	6	6
(g) Maximum principal building height	12	12	10	10
(h) Maximum lot coverage (%)	30	30	50	75
(i) Minimum landscaped area (%)	20	20	20	20

## Sale Conditions

- Land to be severed by Seller
- Seller to retain right of way to be registered on Title of approximately 2,800 sf (165' X 17') located on the western boundary of the property access to cemetery at back of property
- Right of way intended to provide vehicle access to the cemetery lands



Located in  
**Carls Bad Springs**



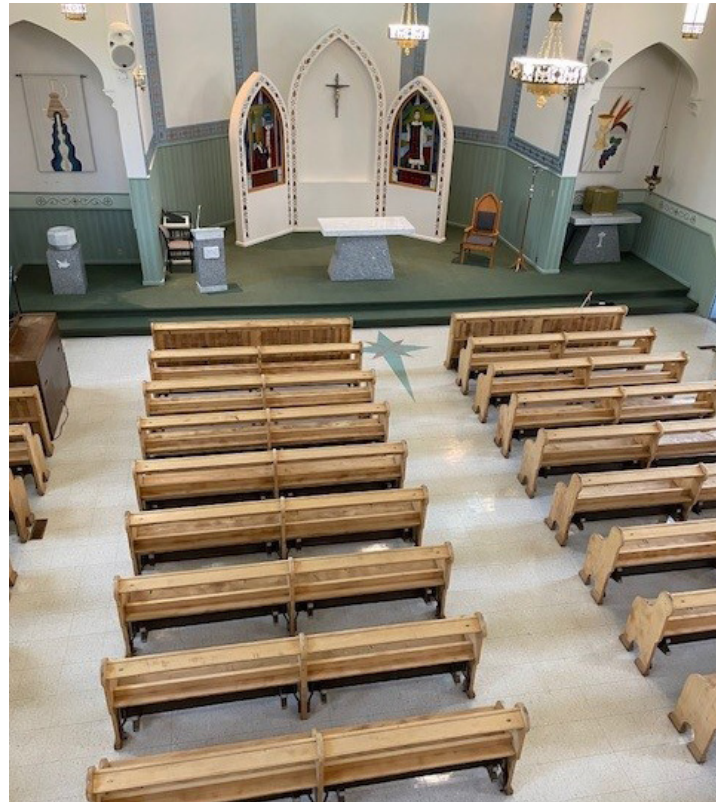
Heating  
**Two propane gas-fired furnaces**



Electrical  
**200 amps electrical service**

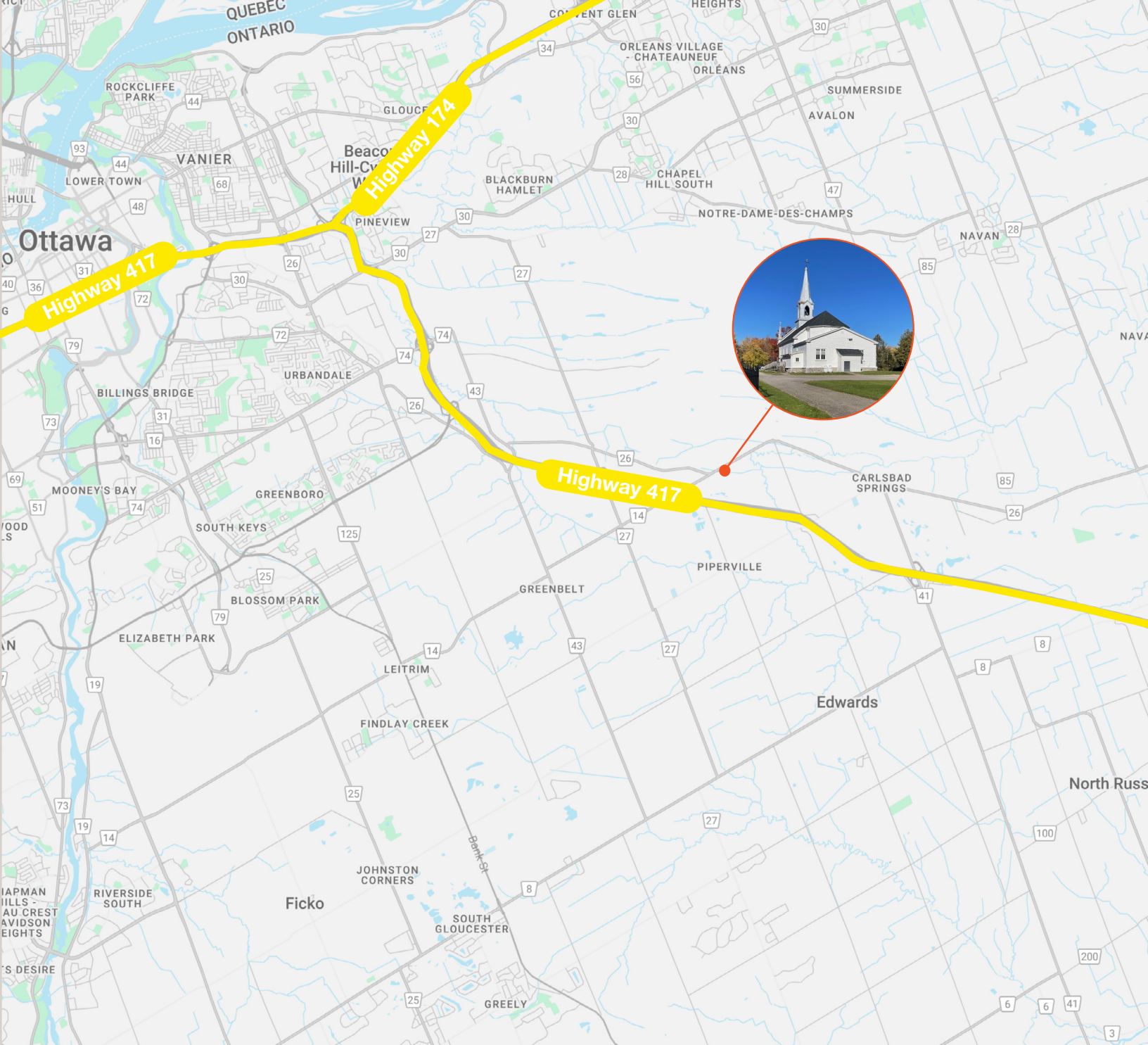


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*A bright future  
for your business  
is right here.*





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