



DOWNTOWN APARTMENT BUILDING FOR SALE

Price: \$3,650,000.00

Price/Unit: \$243,333/unit

Units: 15

NOI (approx.): \$127,384

Average Rent: \$1,066.97/mth

Lot Dimensions: 66.00' x 99.00'

Lot Size: 6,415 sf

Zoning: R5P [248] H(37) S146

CONTACT:

Charles Mirsky, Broker

Vice President Brokerage Services
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613-759-8383 x 229

M: 613-219-1839

Rarely available downtown walk-up apartment building for sale. Comprised of 15 units, this building was extensively renovated in 2012. Replacements include roof, electrical, firesystem, heating system, etc.

Prime location along the Ottawa O Train line (LRT) and walking distance to all downtown.

Current rent well below market providing Buyers significant upside potential going forward.

Given the current zoning the site provides possible redevelopment opportunities when combined with adjacent listing at 488 Albert Street.



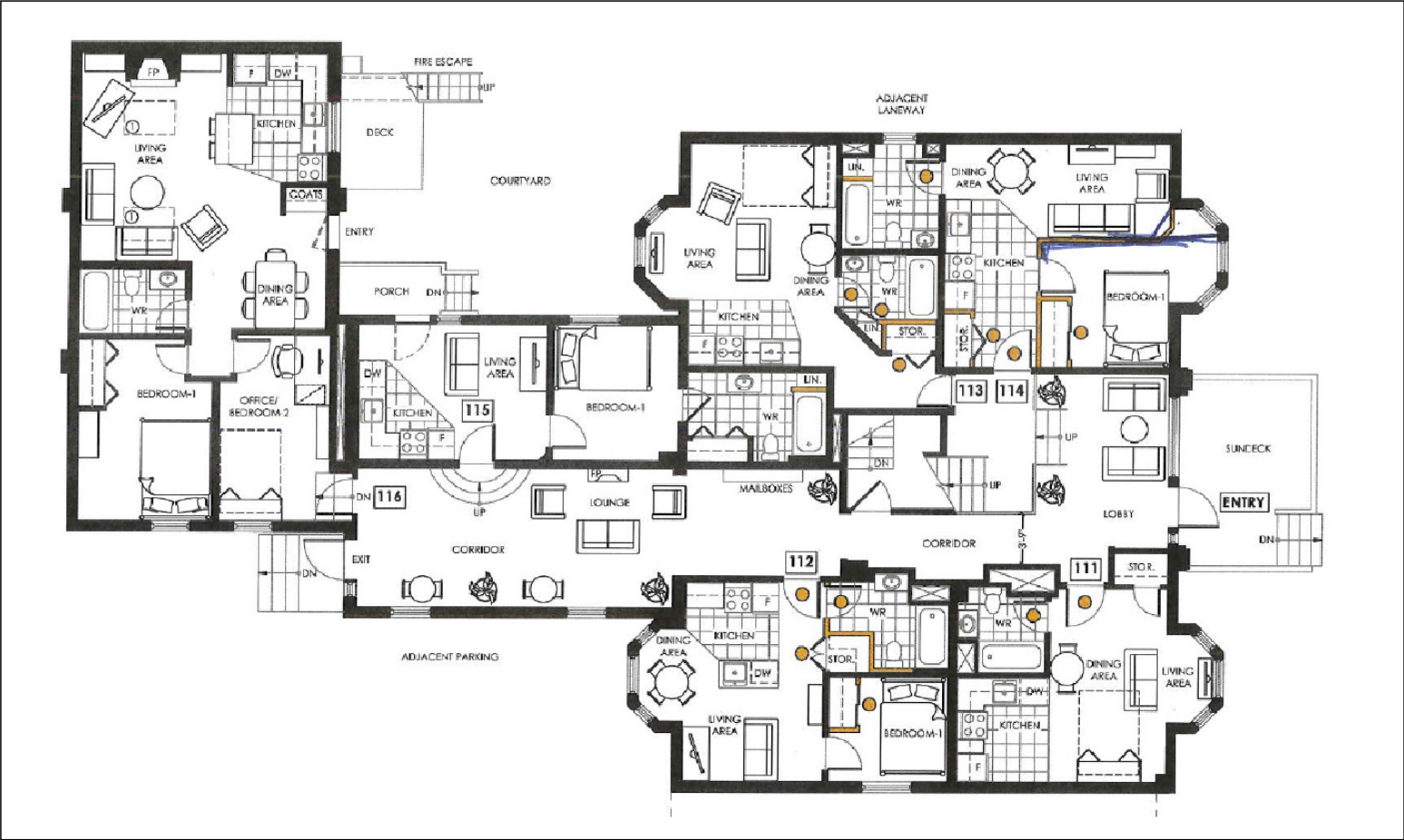
COMMON AREAS







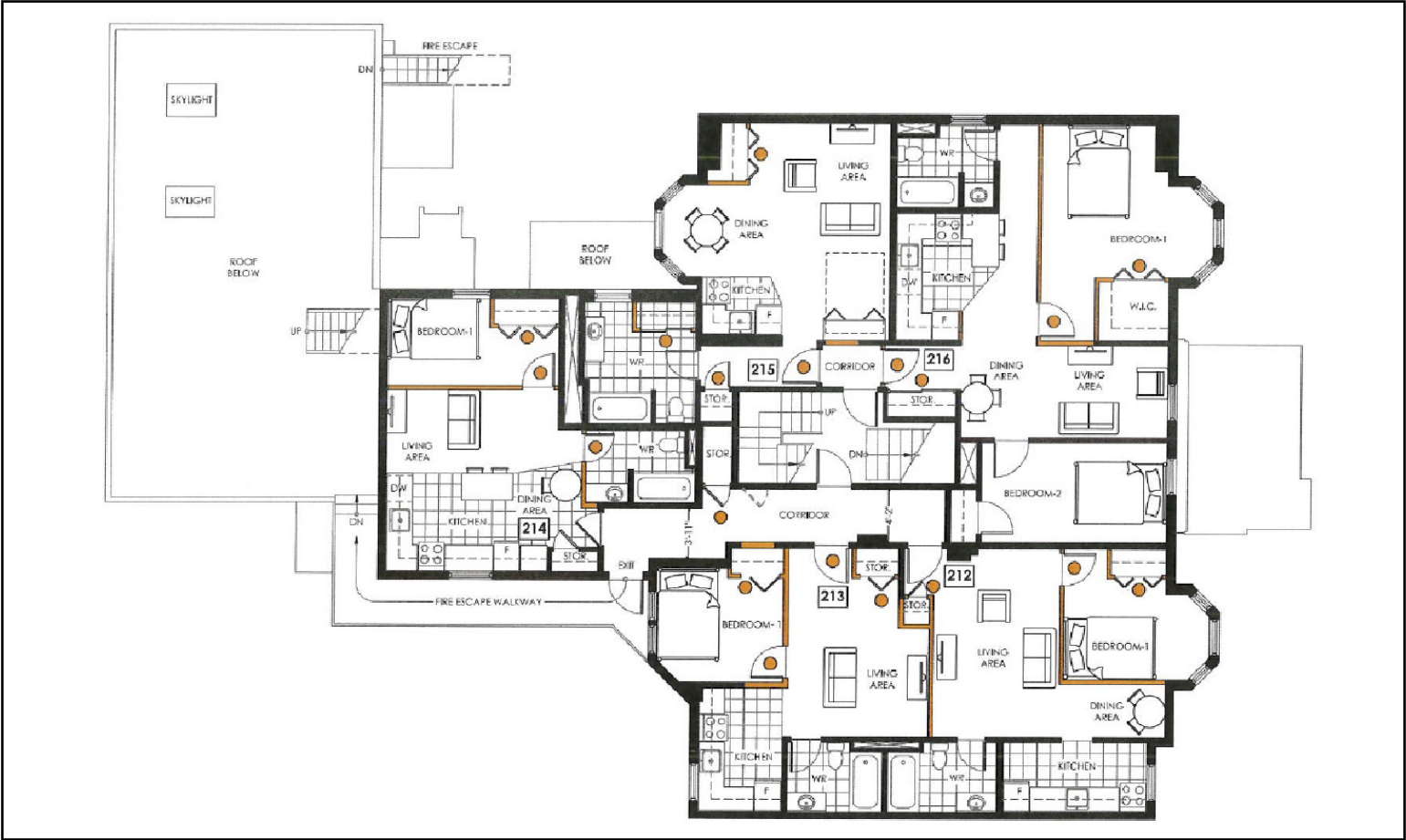
Floor Plan - Ground Floor



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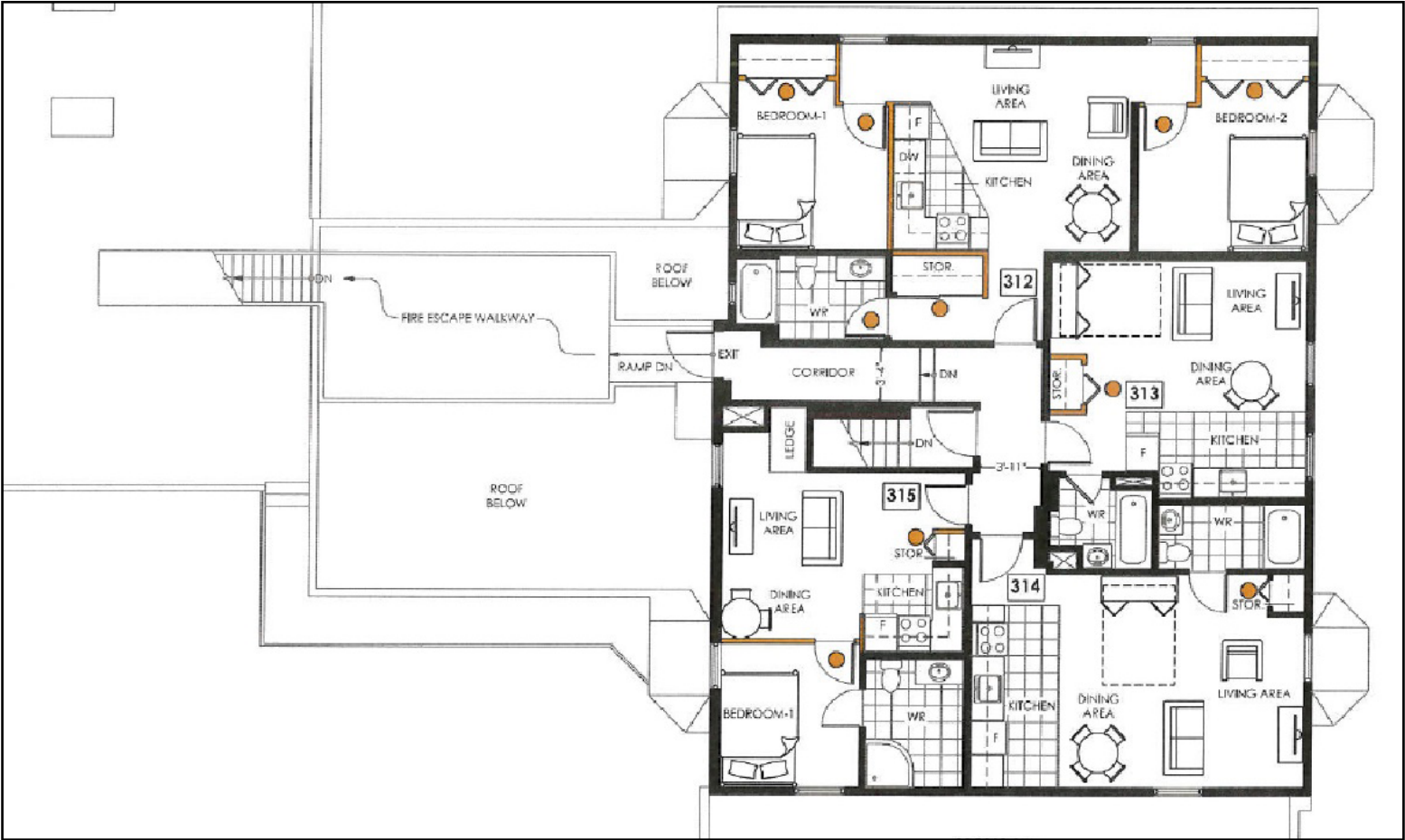
Floor Plan - Second Floor



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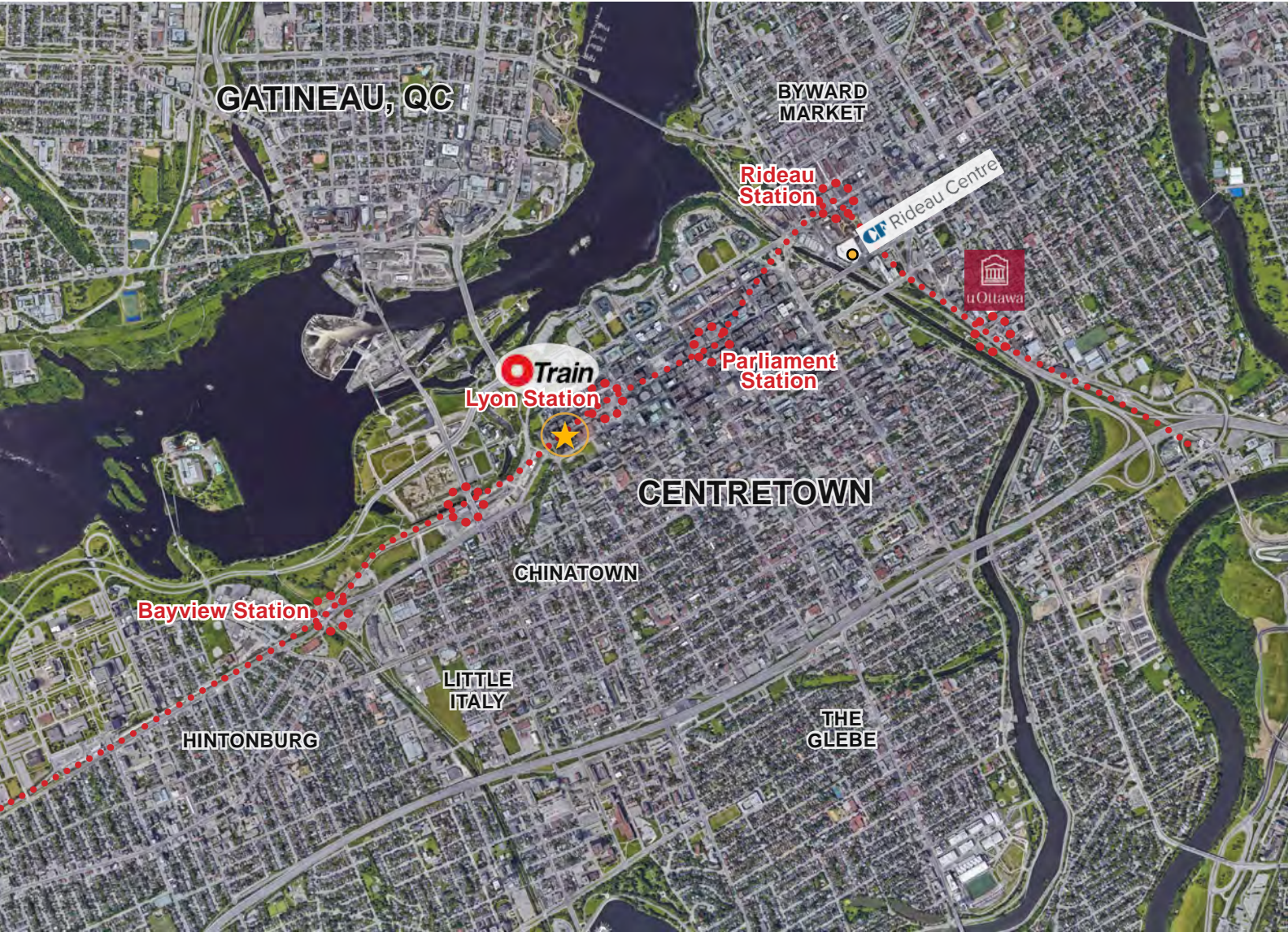


Floor Plan - Third Floor



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