### 467 Slater Street, Ottawa



# 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

charles@districtrealty.com

#### 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.

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## 467 Slater Street, Ottawa

# COMMON AREAS

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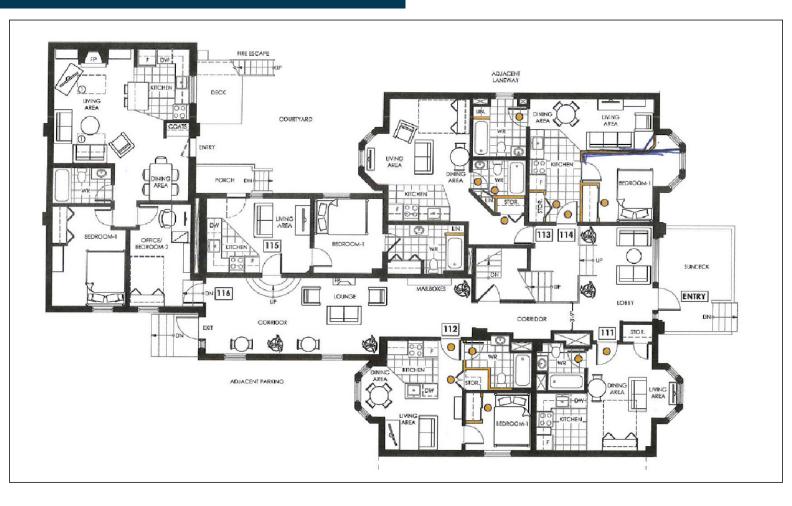
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# 467 Slater Street, Ottawa

# Floor Plan - Ground Floor



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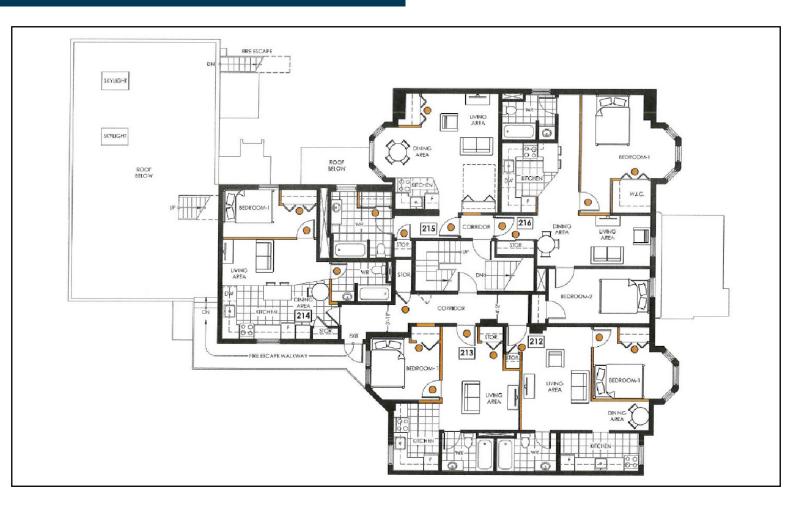
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# 467 Slater Street, Ottawa

# Floor Plan - Second Floor



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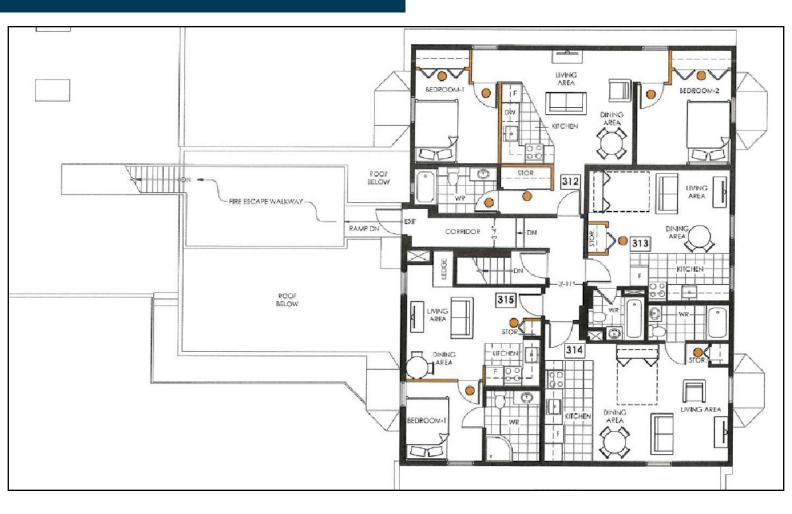
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# Floor Plan - Third Floor



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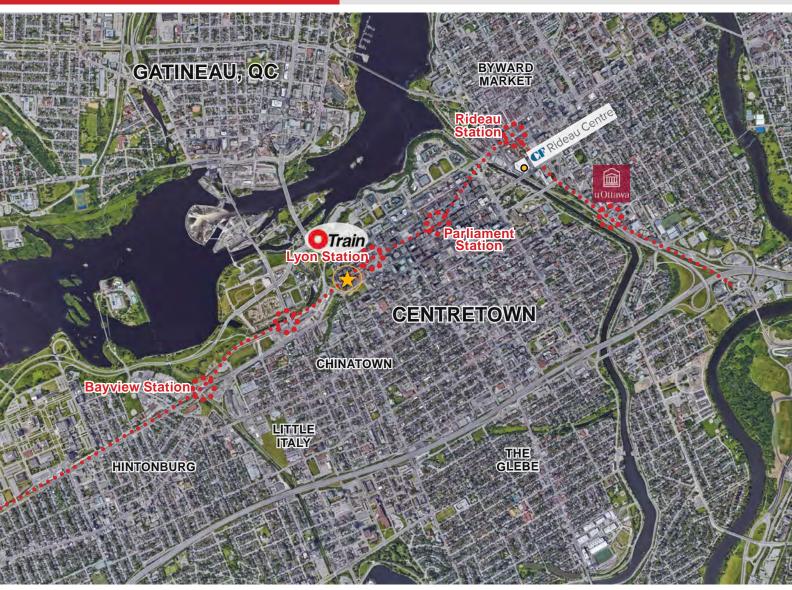


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