



## DOWNTOWN APARTMENT BUILDING FOR SALE

**Price:** \$3,250,000.00

**Price/Unit:** \$250,000/unit

**Units:** 13

**NOI (approx.):** \$113,978.00

**Average Rent:** \$1,049/mth

**Lot Dimensions:** 66.26' x 97.13'

**Lot Size:** 6,426 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

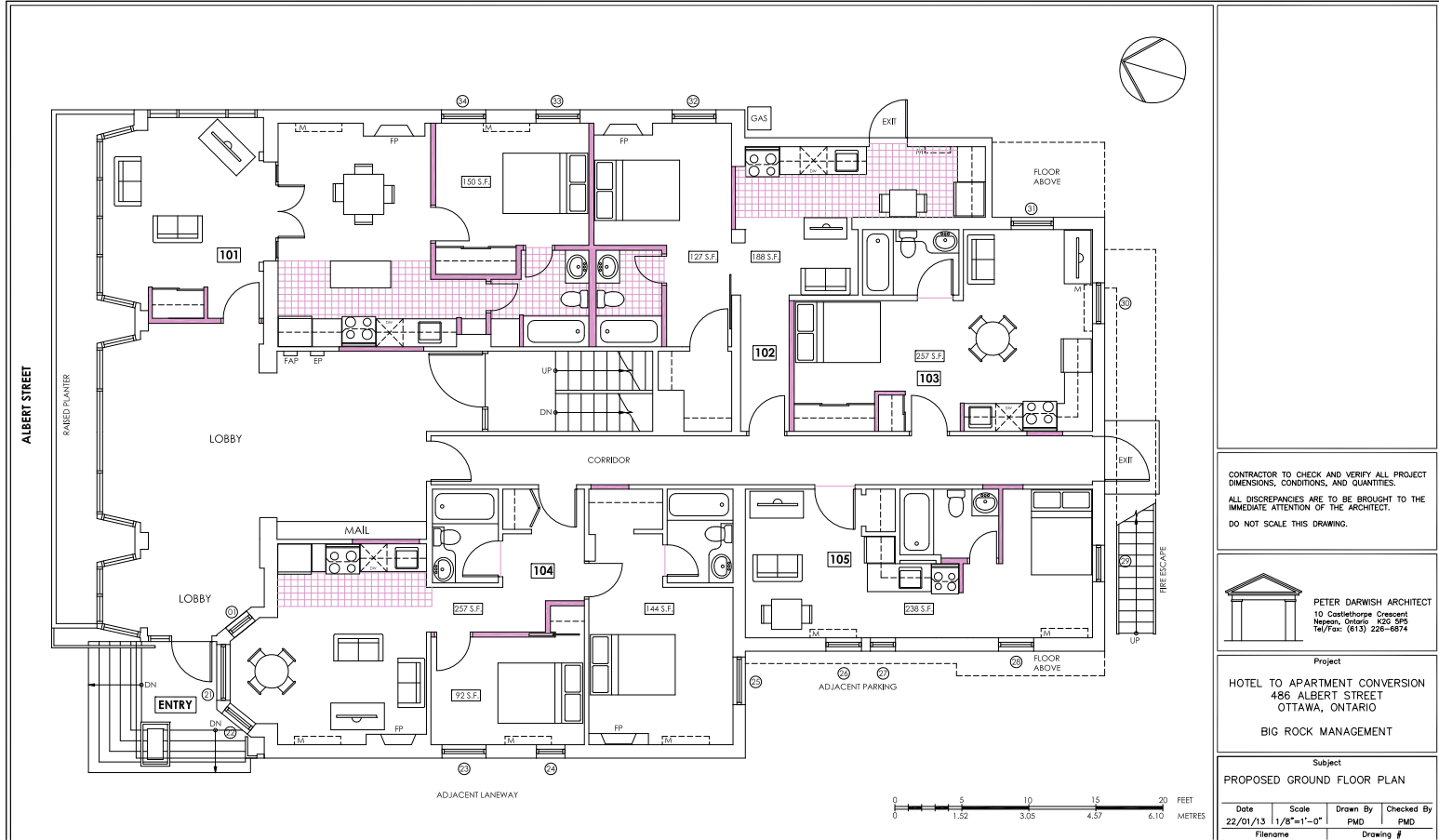
Rarely available downtown walk-up apartment building for sale. Comprised of 13 units, this building was extensively renovated in 2012. Replacements include roof, electrical, firesystem, heating system, etc.

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 467 Slater St.

**Floor Plan - Ground Floor**



CONTRACTOR TO CHECK AND VERIFY ALL PROJECT DIMENSIONS, CONDITIONS, AND QUANTITIES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. DO NOT SCALE THIS DRAWING.

**PETER DARWISH ARCHITECT**  
 10 Castlehorse Crescent  
 Nepean, Ontario K2S 5S5  
 Tel/Fax: (613) 226-8874

Project  
**HOTEL TO APARTMENT CONVERSION**  
 488 ALBERT STREET  
 OTTAWA, ONTARIO  
 BIG ROCK MANAGEMENT

Subject  
**PROPOSED GROUND FLOOR PLAN**

Date	Scale	Drawn By	Checked By
22/01/13	1/8"=1'-0"	PMD	PMD
Filename		Drawing #	

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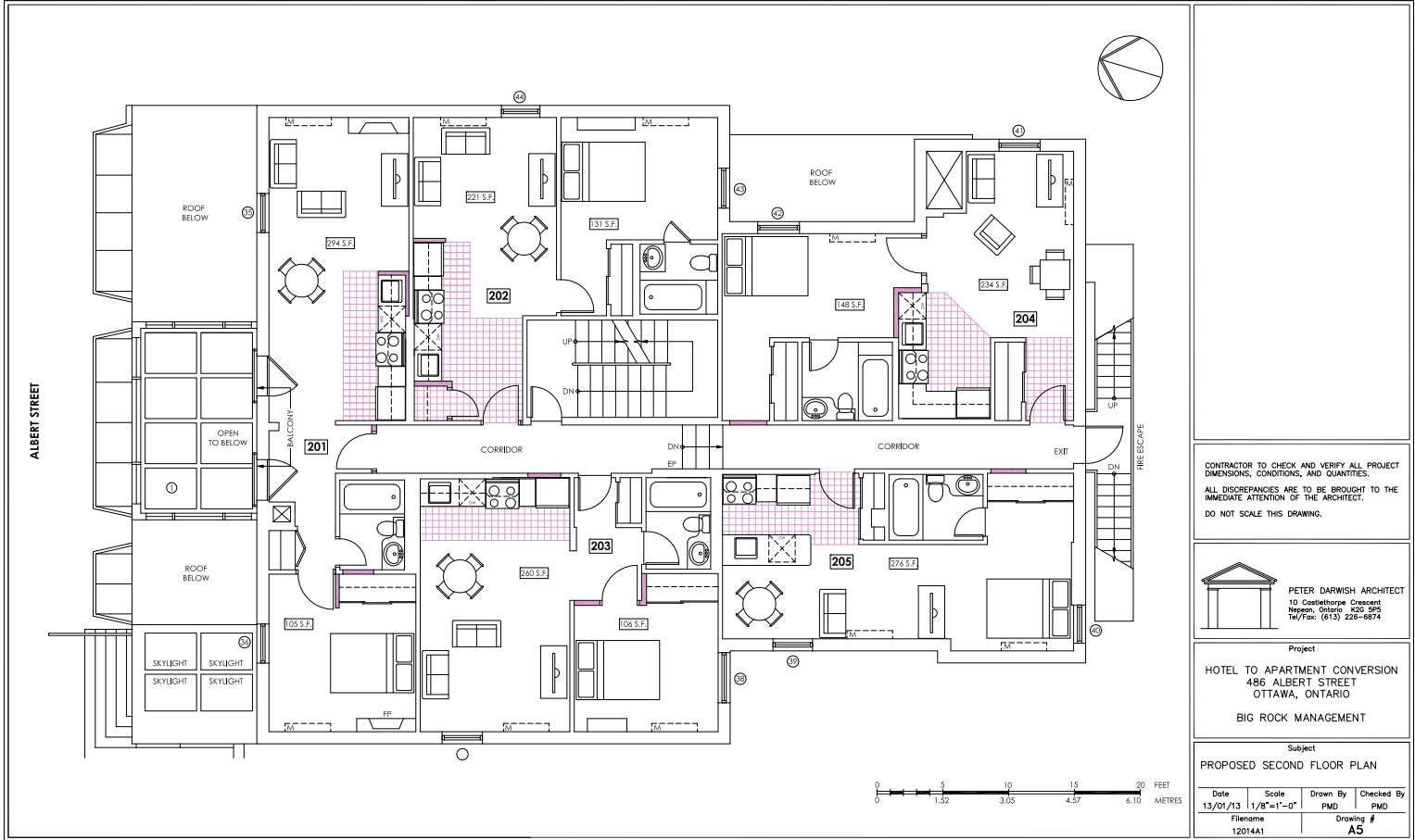
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[districtrealty.com](http://districtrealty.com)



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

**Floor Plan - Second Floor**



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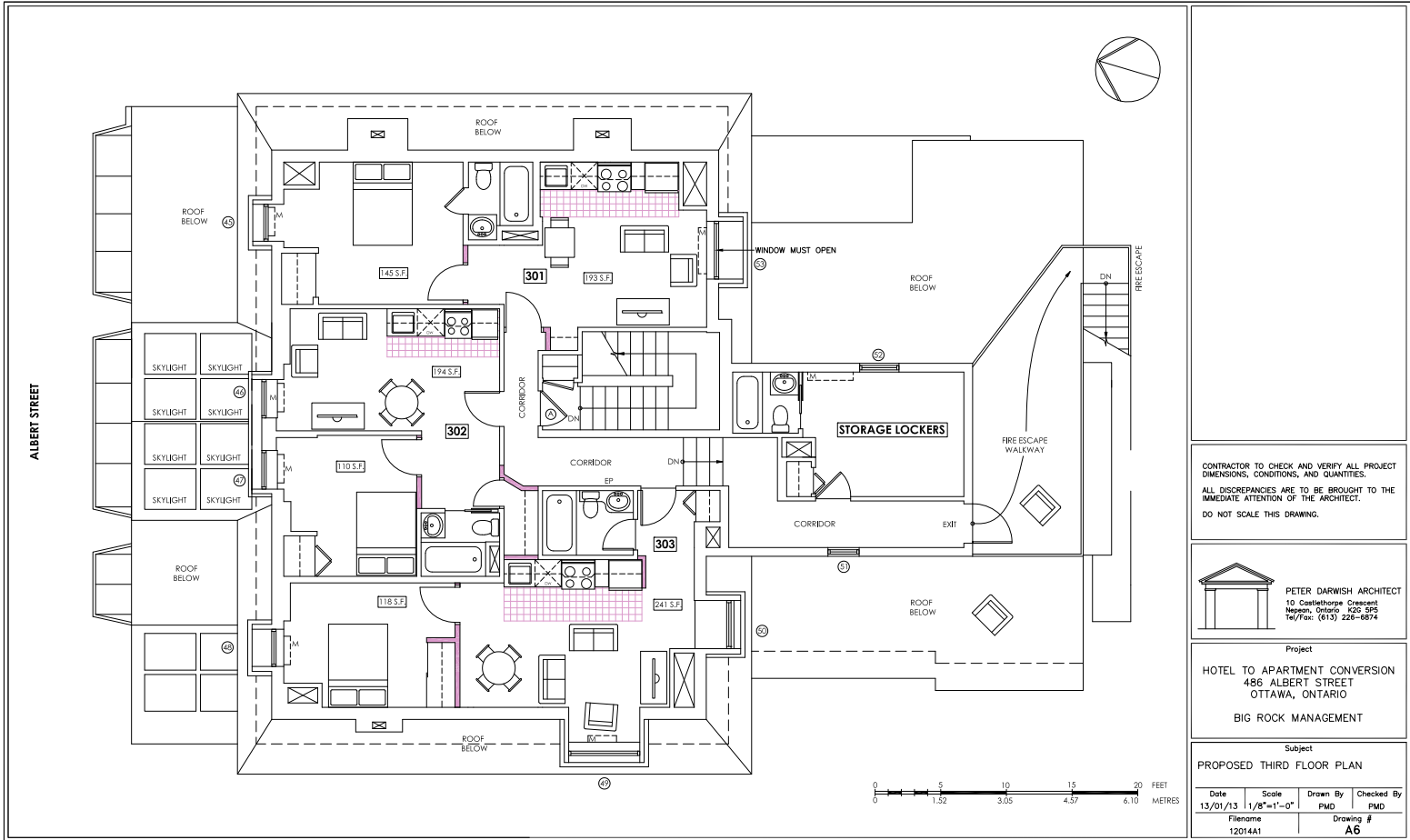
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**Floor Plan - Third Floor**



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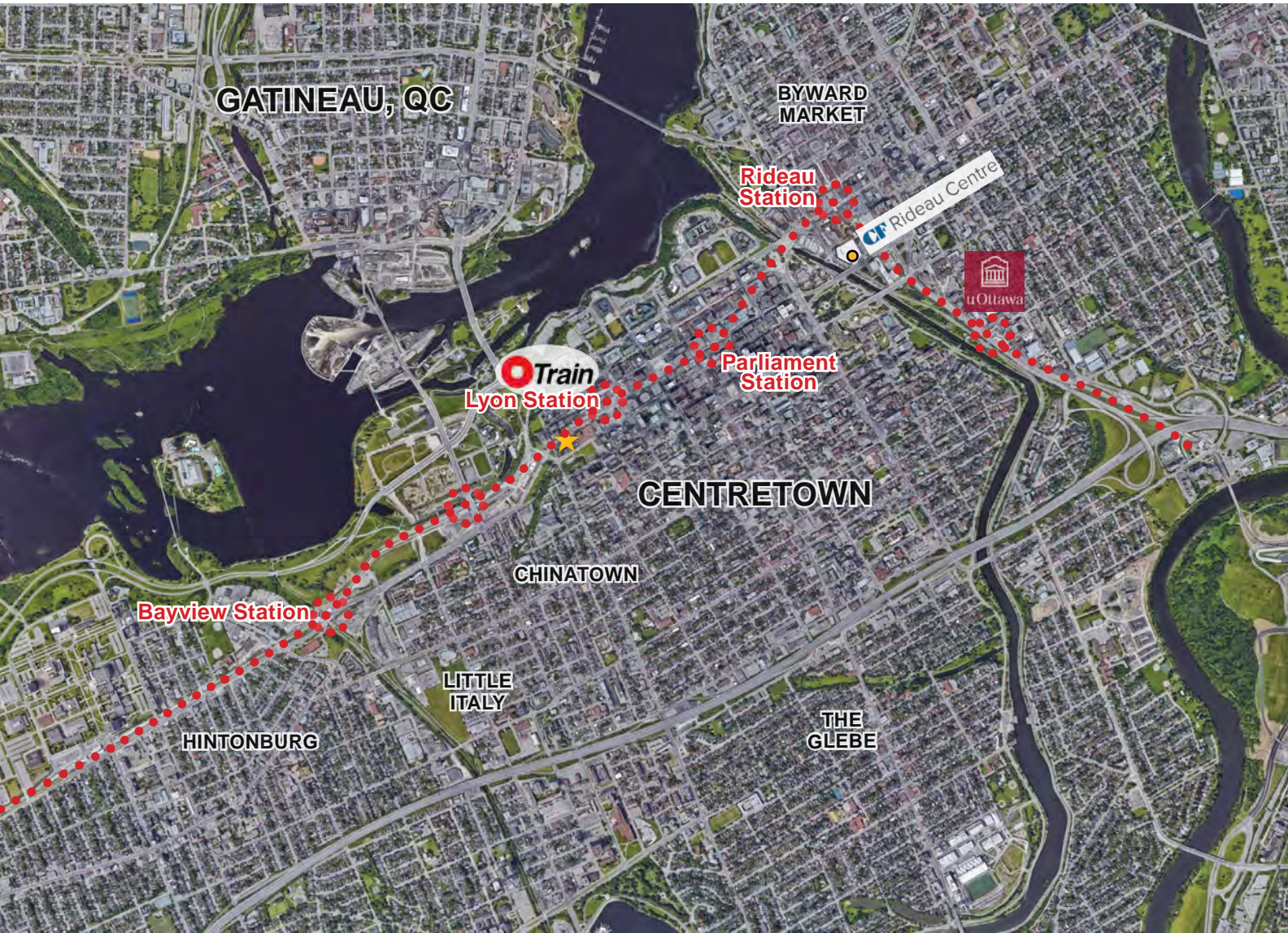
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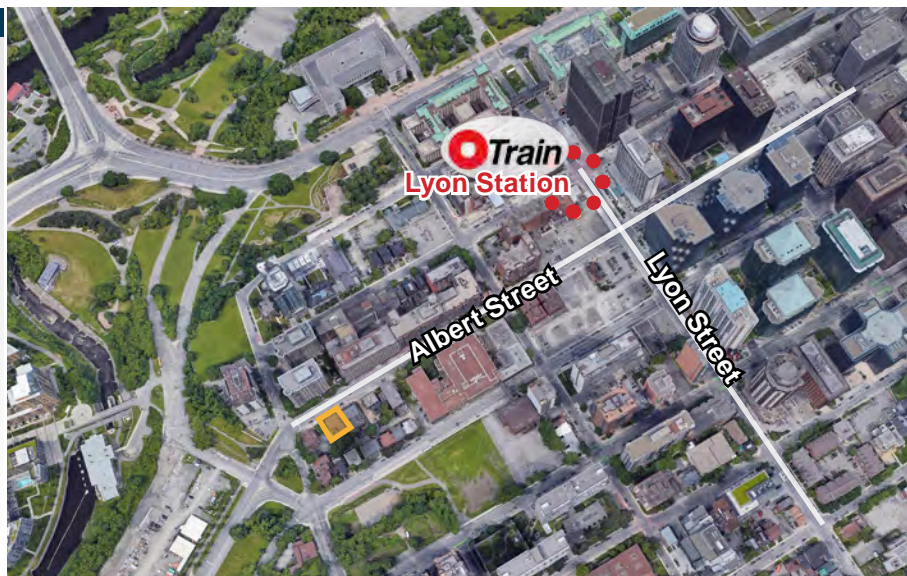
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