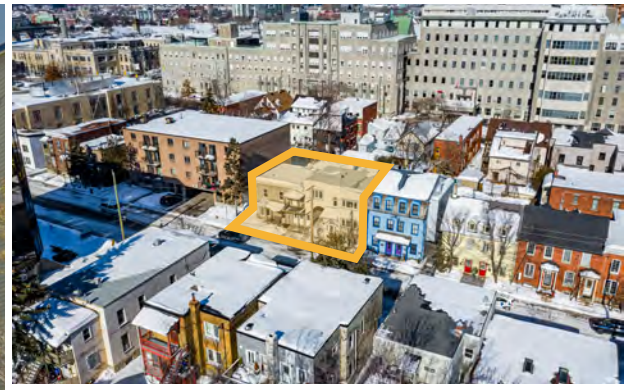


Integrity. Dedication. Professionalism.  
8 UNIT MULTI-FAMILY BUILDING FOR SALE

45-47 St. Andrew Street, Ottawa



## 8 Unit Multi-Family Building for Sale

### SALIENT FACTS - PROPERTY

**List Price: \$3,299,000.00**

Gross Income: \$178,616.00  
Operating Expenses: \$39,679.00  
Net Operating Income: \$138,937.00  
Capitalization Rate: 4.21%

Number of Units : 8  
Unit Mix : 6 x 1 bedroom  
2 x 2 bedroom  
Site Area : 6,619.80 ft<sup>2</sup> (0.152 ac)  
Site Dimensions : 66' x 100'  
Zoning : R4UD  
Parking Available : 5 Spaces

### HIGHLIGHTS

- Excellent central location
- Close to Byward Market & the Ottawa River
- Well lit, spacious apartments with beautiful wood finishes
- Stainless steel appliances, modern washrooms, in-suite laundry
- Parking on-site, short walk to Rideau LRT Station & bus stops
- Great amenities and restaurants nearby including the National Gallery of Canada and Elizabeth Bruyere Hospital

Charles Mirsky, Broker  
Vice President Brokerage Services  
charles@districtrealty.com

O - 613-759-8383  
D - 613-219-1836

1 45-47 St. Andrew Street, Ottawa

District Realty Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)



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Unit 2 - 47 Andrew Street



Unit B - 45 Andrew Street



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Rear Parking Area



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