



## 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

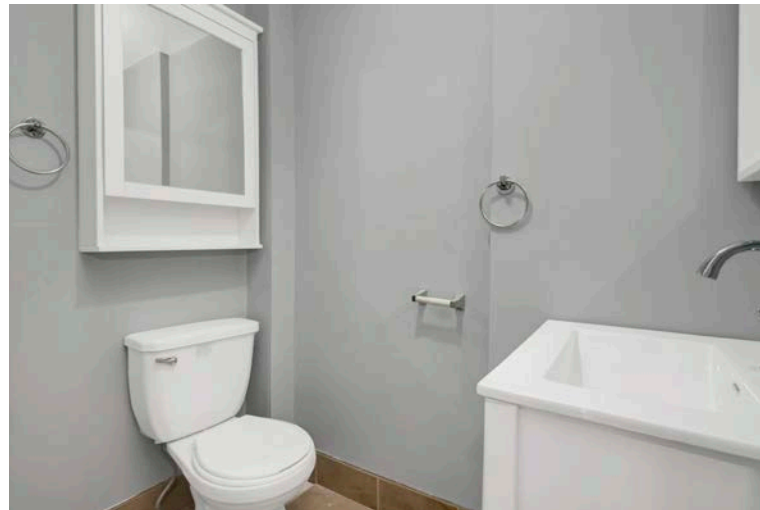
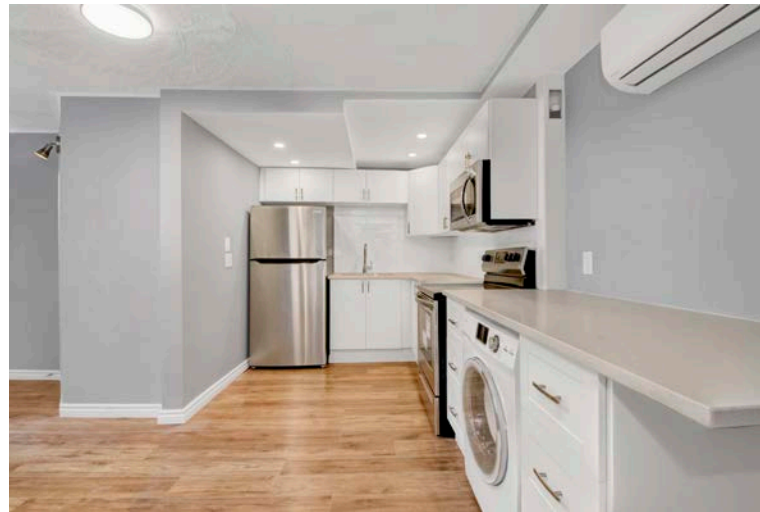
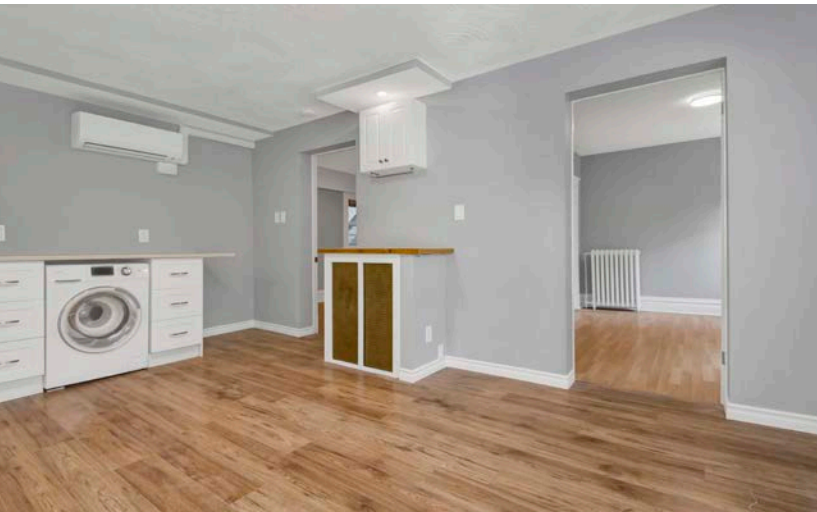
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Unit 2 - 47 St. Andrew Street

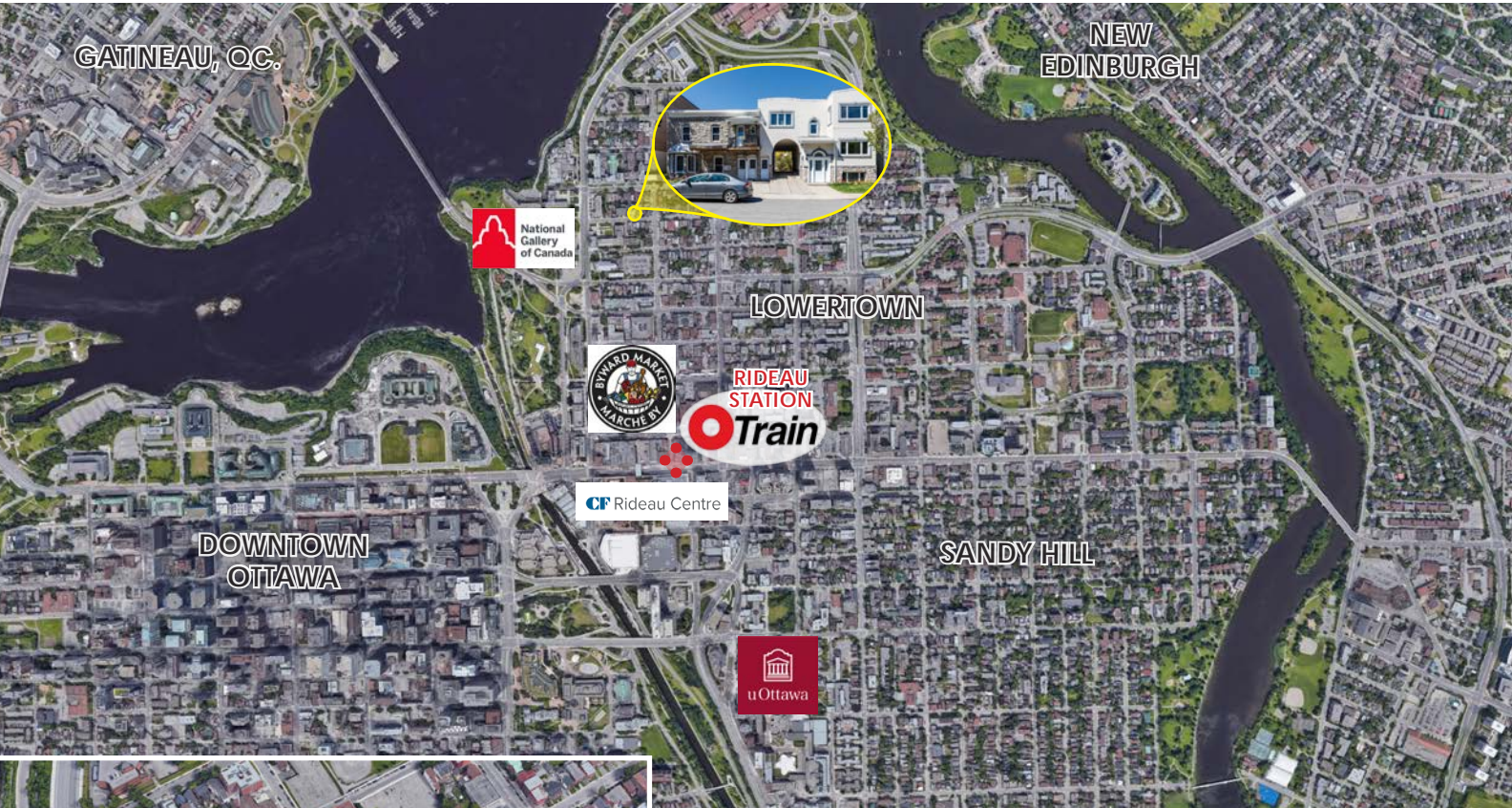


Unit B - 45 St. Andrew Street



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

# 45-47 St. Andrew Street, Ottawa



Rear Parking Area

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