

8 Unit Multi-Family Building for Sale

SALIENT FACTS - PROPERTY

List Price: \$2,950,000.00

Gross Income: \$183,142.00

Operating Expenses: \$43,884.00

Net Operating Income: \$137,427.00

Capitalization Rate: 4.66%

Number of Units :	8
Unit Mix :	6 x 1 bedroom 2 x 2 bedroom
Site Area :	6,619.80 ft ² (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
- Highly walkable area, close to amenities and paths along the Ottawa River

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D - 613-219-1836

Unit 2 - 47 St. Andrew Street

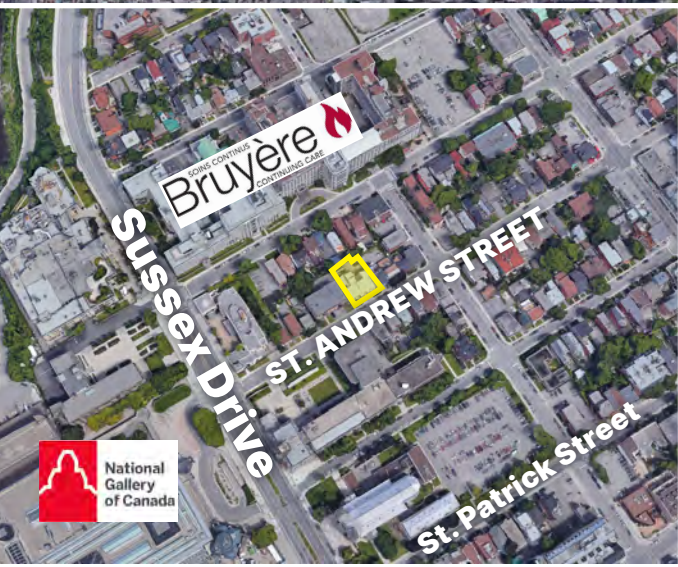
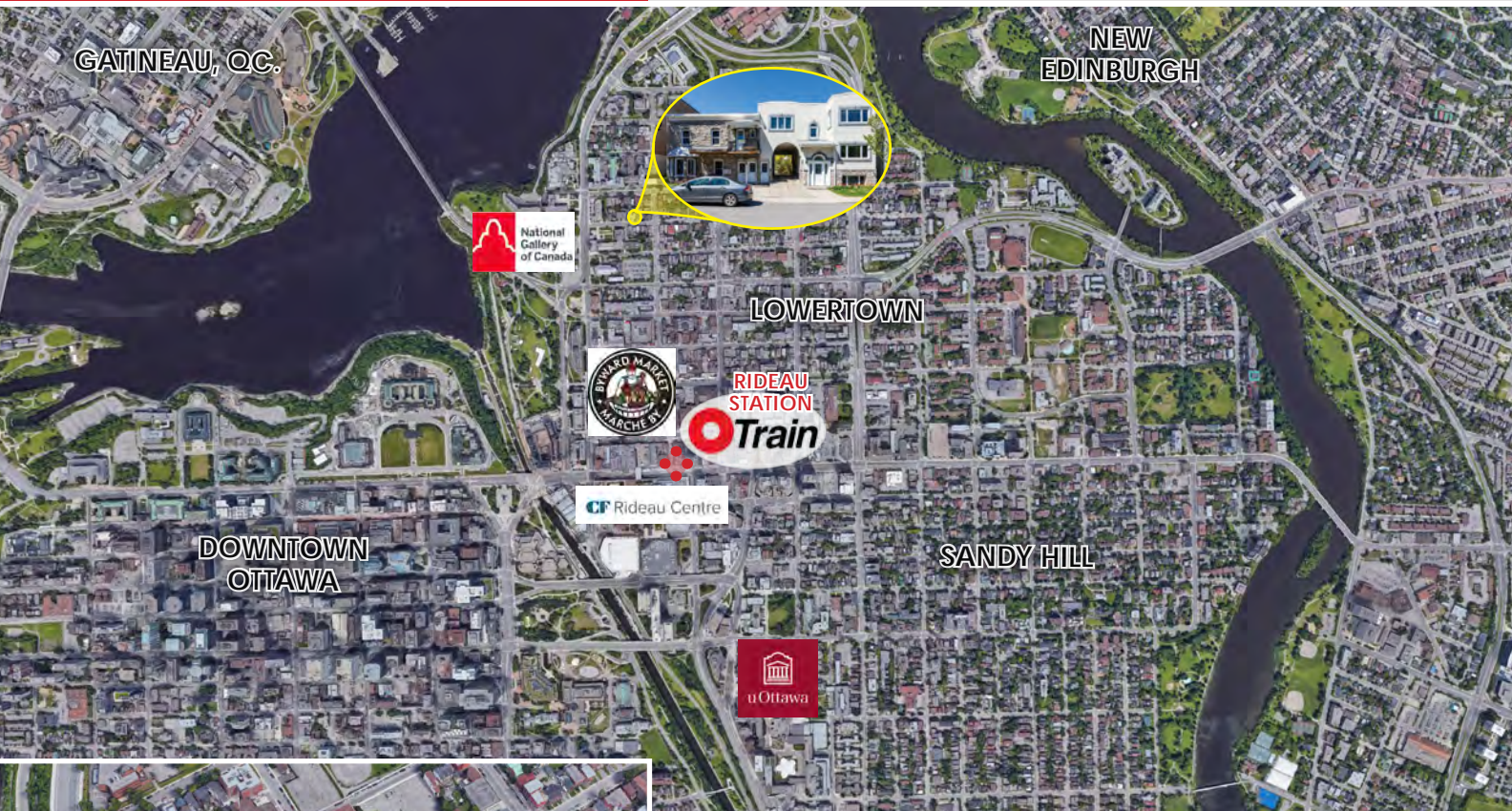


Unit B - 45 St. Andrew Street



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

45-47 Saint Andrew St., Ottawa



Rear Parking Area

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