

## 4 Unit Multi-Family Building for Sale

### SALIENT FACTS - PROPERTY

**List Price: \$1,475,000.00**

Gross Income: \$81,439.00

Operating Expenses: \$17,806.00

Net Operating Income: \$60,826.00

Capitalization Rate: 4.12%

Number of Units :	4
Unit Mix :	2 x 1 bedroom 2 x 2 bedroom
Site Area :	3,326.05 ft <sup>2</sup> (0.076 ac)
Site Dimensions :	33.34' x 100.46'
Zoning :	R4UD
Parking Available :	4

### HIGHLIGHTS

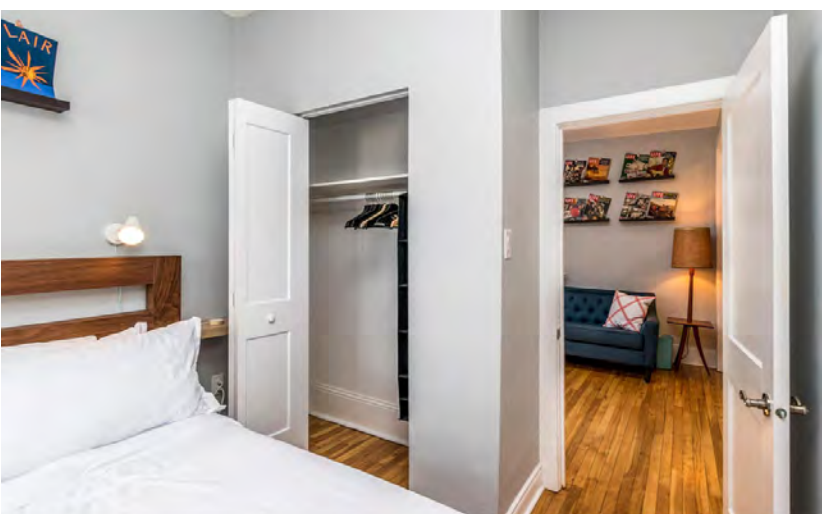
- Excellent central location
- Close to Byward Market & the Ottawa River
- Renovated apartments with stainless steel appliances
- Parking on-site, short walk to Rideau LRT Station & bus stops
- Great amenities and restaurants nearby, hospital nearby

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

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



Unit 1 - 52 St. Andrew Street





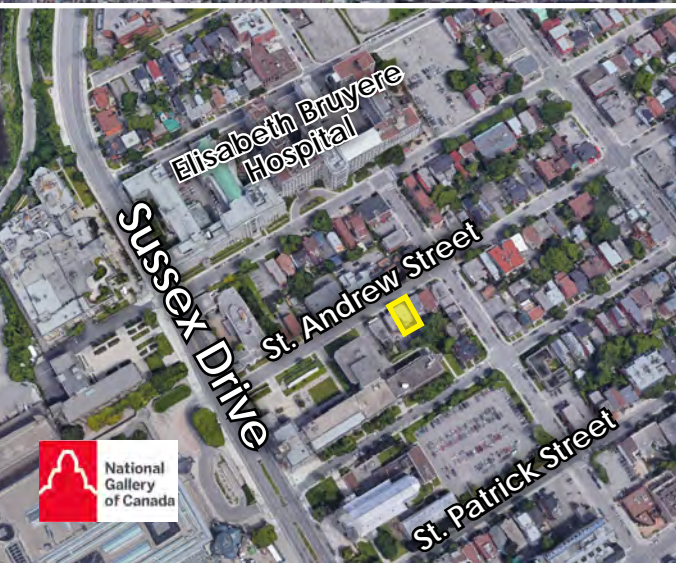
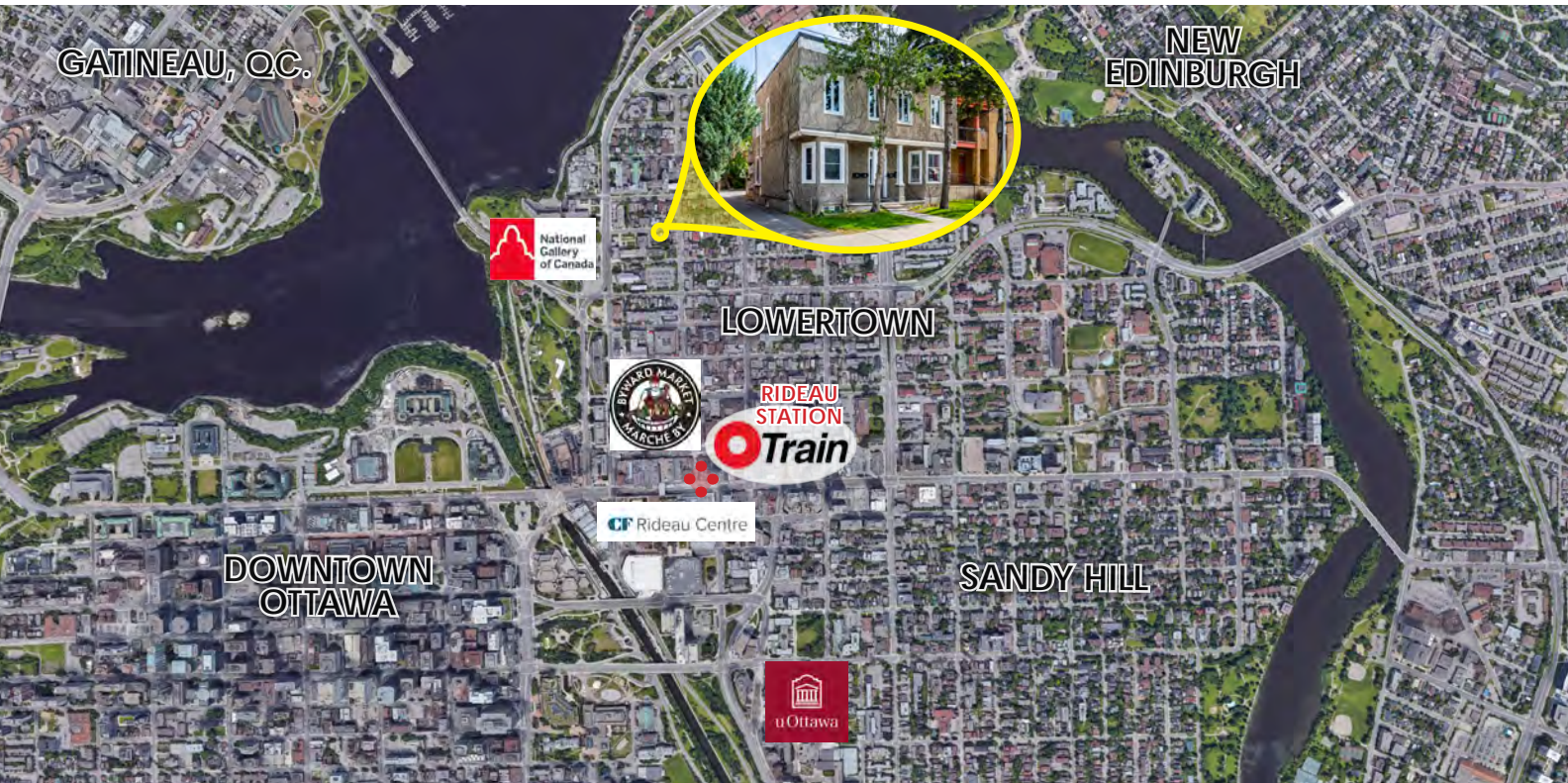
Unit 3 - 52 St. Andrew Street





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

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4

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