

Integrity. Dedication. Professionalism.
8 UNIT TOWNHOUSE COMPLEX FOR SALE

1921 St. Laurent Blvd., Ottawa



Salient Facts - Property

Number of Units:	8
Site Area:	15,557.57 sf (0.348 acres)
Zoning:	AM10[2199]
Gross Income:	\$138,930.00
Net Operating Income:	\$99,853.00*
Year Built:	1968

* NOI estimated based on financial proforma.

Highlights

8 unit townhouse complex available in Ottawa east. Highly attractive location with convenient access to all amenities, public transit and HWY 417. Many parks and athletic facilities nearby. Tenant parking on-site.

3 bedroom rental townhomes are highly sought-after, making this investment very stable. Some units are renovated while others are not, leaving significant upside potential given current market rent levels.

Steps to Elmvale Shopping Centre with Loblaws, Rexall, Home Hardware, and more. Short bus ride to the St. Laurent Shopping Centre with connection to the LRT. Close proximity to the Ottawa General Hospital and Ottawa Trainyards.

Price: \$2,065,000.00

Price/Unit: \$258,125.00

Unit Mix:

- 3 Bedroom: 7
- 2 Bedroom: 1

CONTACT:

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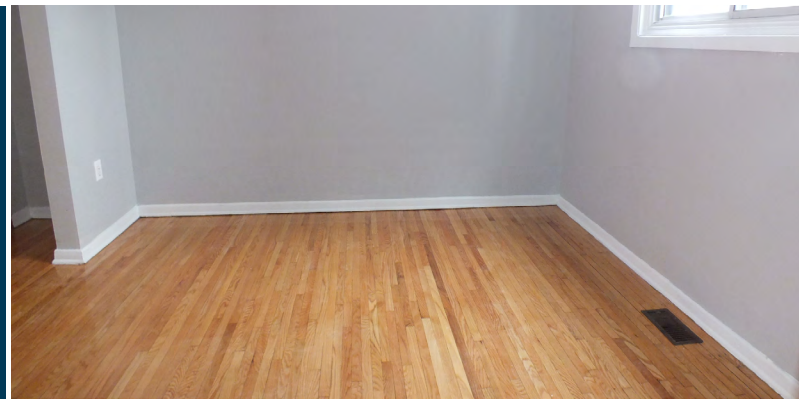
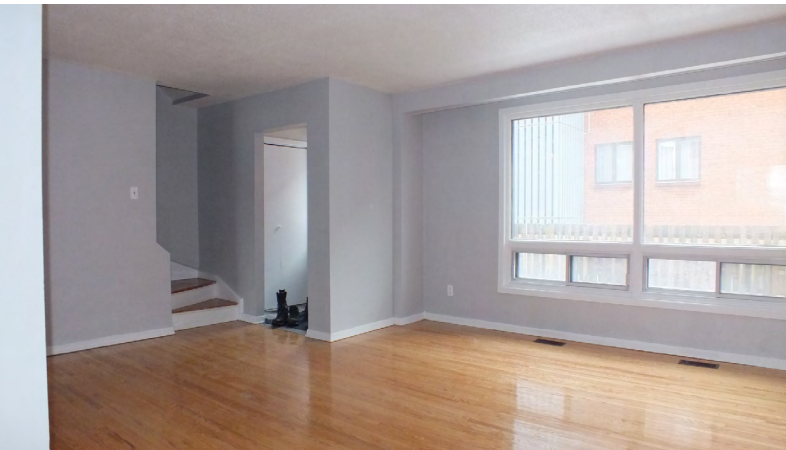
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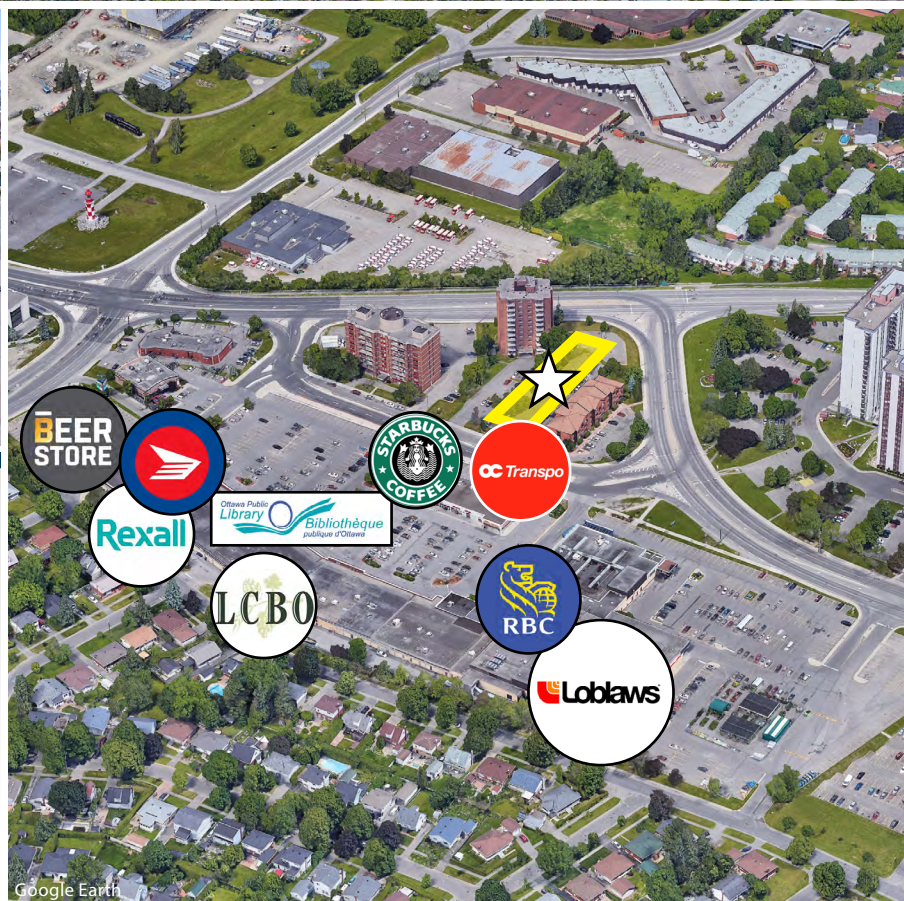
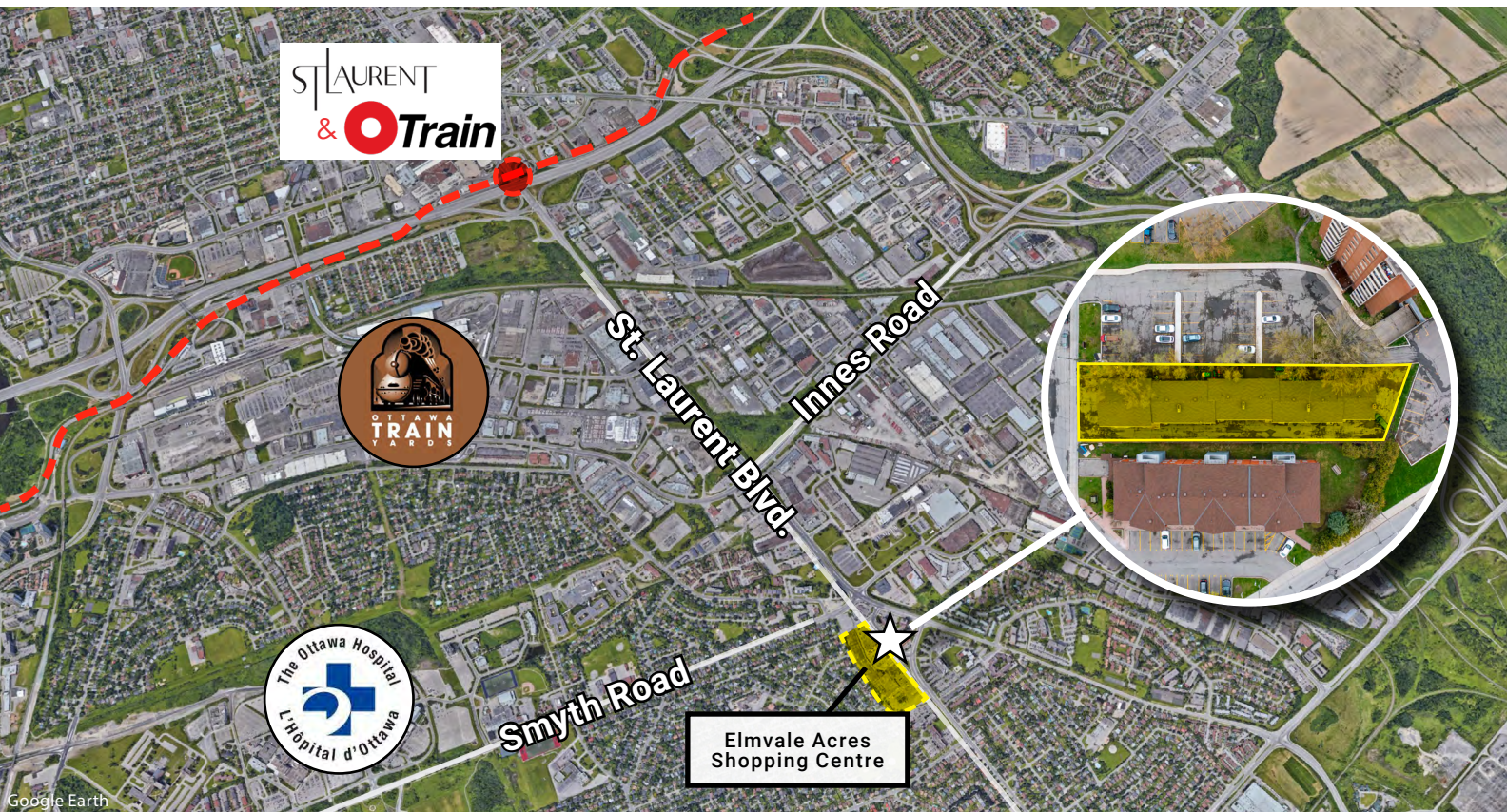
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Renovated Three Bedroom



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