



# Multi-Family Building **FOR SALE**

245 Laurier Avenue E,  
Ottawa

## Integrity. Dedication. Professionalism

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

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245 Laurier Ave E,  
Ottawa

**Price**  
**\$3,150,000.00**



## Salient Facts – Property

**Number of Units:** 15  
**14x bachelor**  
**1x four-bedroom**

**Net Operating Income:** \$172,076.00

**Gross Income:** \$268,080.00

**Site Area:** 5,759 SF | 0.132 acres

**Cap Rate:** 5.46%

**Zoning:** CMI[2262] H(20)

**400 metres from Ottawa U**

**Year Built:** 1858

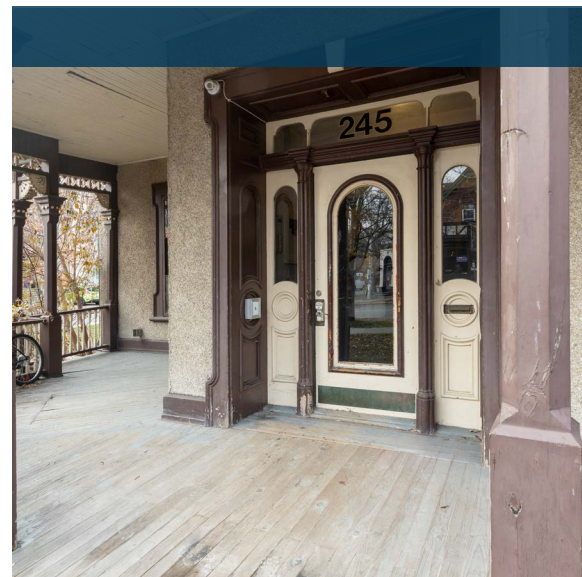
**Fully leased**

## Highlights

An exceptional opportunity to acquire a multi-family asset in Sandy Hill, one of Ottawa's most storied and sought-after neighbourhoods. The property comprises 14 bachelor units and a spacious four-bedroom apartment, offering a diverse unit mix well-suited to the surrounding rental market.

Positioned just 400 metres from the University of Ottawa, the building draws consistent demand from students and young professionals, underpinning strong and reliable occupancy. Residents benefit from an unmatched walkable lifestyle – with restaurants, museums, parks, and the vibrant ByWard Market all steps away, alongside everyday essentials including grocery stores, the LCBO, and Shoppers Drug Mart.

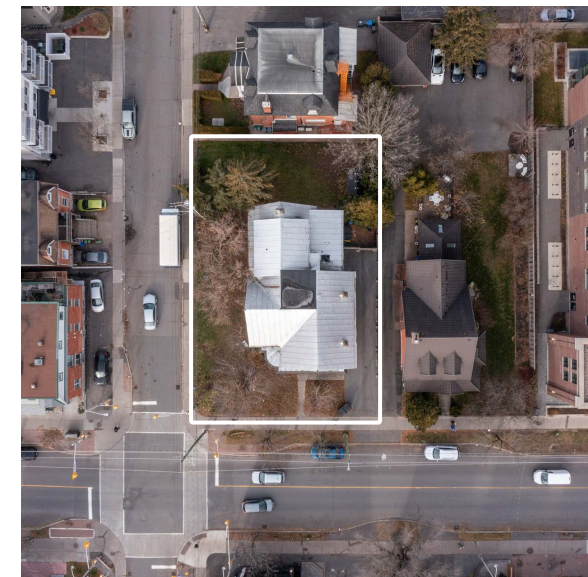
For investors, this property represents a rare chance to establish stable, long-term cash flow in one of the capital's most enduring and in-demand urban communities.



## Location Overview

Located in Ottawa's established Sandy Hill neighbourhood, 245 Laurier Avenue East offers investors access to a highly desirable rental market steps from the University of Ottawa, downtown employment centres, Parliament Hill, and a wide range of urban amenities.

The property benefits from strong and diverse rental demand driven by students, professionals, and government employees. Its central location, walkability, and proximity to major institutions support long-term occupancy stability and investment growth potential.



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# 245 Laurier Avenue E – Financial Proforma

## A Stabilized Ottawa Asset With Room to Grow

Secured with CMHC-insured financing, the property offers stable, predictable debt service and strong cash flow from day one. Current rents sit meaningfully below market, providing clear upside as units turn over, with two vacancies already anticipated in the near term. Returns strengthen steadily across the hold period, and the combination of growing cash flow and consistent principal paydown makes this a compelling long-term wealth-building investment.

**NET OPERATING  
INCOME (YR 1)**

**\$170,025**

**NET OPERATING INCOME  
6 YR GROWTH (Estimated)**

**11.8%**

	\$ / Suite	%	Yr. 1	Forecast 2	Forecast 3	Forecast 4	Forecast 5	Forecast 6
<b>REVENUE</b>								
Residential Income	16,964	98.9%	254,458	262,091	269,954	278,053	286,394	294,986
Laundry **	187	1.1%	2,810	2,894	2,981	3,071	3,163	3,258
<b>Scheduled Gross Income</b>	<b>17,151</b>	<b>100.0%</b>	<b>257,268</b>	<b>264,986</b>	<b>272,935</b>	<b>281,123</b>	<b>289,557</b>	<b>298,244</b>
Vacancy & Bad Debt	(172)	-1.0%	(2,573)	(2,650)	(2,729)	(2,811)	(2,896)	(2,982)
<b>EFFECTIVE GROSS INCOME</b>	<b>16,980</b>	<b>99.0%</b>	<b>254,695</b>	<b>262,336</b>	<b>270,206</b>	<b>278,312</b>	<b>286,661</b>	<b>295,261</b>
<b>OPERATING EXPENSES</b>								
Property Taxes	1,745	10.2%	26,172	26,695	27,229	27,774	28,329	28,896
Gas	91	0.5%	1,372	1,399	1,427	1,456	1,485	1,515
Water	1,119	6.5%	5,521	17,116	17,458	17,807	18,163	18,526
Hydro	1,119	6.5%	16,780	17,116	17,458	17,807	18,163	18,526
Insurance (Residential)	400	2.3%	6,000	6,120	6,242	6,367	6,495	6,624
Repairs & Maintenance	1,200	7.0%	18,000	18,360	18,727	19,102	19,484	19,873
Management	722	4.2%	10,825	11,041	11,262	11,487	11,717	11,951
<b>TOTAL OPERATING COSTS</b>	<b>6,395</b>	<b>37.3%</b>	<b>84,670</b>	<b>97,847</b>	<b>99,804</b>	<b>101,800</b>	<b>103,836</b>	<b>105,913</b>
<b>NET OPERATING INCOME</b>	<b>10,584</b>	<b>61.7%</b>	<b>170,025</b>	<b>164,489</b>	<b>170,402</b>	<b>176,512</b>	<b>182,825</b>	<b>189,348</b>

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# 245 Laurier Avenue E - Rent Roll

## Upside Potential in a Proven Rental Market

A well-balanced mix of bachelor and family-sized suites, all currently occupied and generating consistent monthly income. The rent roll reflects a seasoned tenant base with long-standing occupancies alongside recent market-rate leases, pointing to a healthy blend of stability and near-term repositioning potential.

With rents running below market across the board, incoming ownership is well-positioned to capture meaningful upside through natural turnover, without the need for aggressive management or capital-intensive repositioning.

CURRENT RENT ROLL · 245 Laurier Ave, Ottawa · As of May 2026								
Unit	Occupied	Type	Current Rent	4 Bdrm Rent	Market Rent	Variance	Move In	Move Out
1	Y	Bach	\$1,289.00		\$1,500.00	\$211.00	09/01/2024	
2	Y	Bach	\$1,021.95		\$1,500.00	\$478.05	11/01/2022	
3	Y	Bach	\$1,038.78		\$1,500.00	\$461.22	10/01/2017	
4	Y	Bach	\$1,331.47		\$1,500.00	\$168.53	09/01/2024	05/31/2026
5	Y	Bach	\$1,290.16		\$1,500.00	\$209.84	05/01/2022	
6	Y	Bach	\$1,349.00		\$1,500.00	\$151.00	09/01/2022	
7	Y	Bach	\$1,329.00		\$1,500.00	\$171.00	06/01/2024	
8	Y	Bach	\$1,399.00		\$1,500.00	\$101.00	09/01/2024	
9	Y	Bach	\$1,369.00		\$1,500.00	\$131.00	08/01/2024	
10	Y	Bach	\$1,350.00		\$1,500.00	\$150.00	08/26/2024	
11	Y	Bach	\$1,329.00		\$1,500.00	\$171.00	08/01/2024	11/30/2024
12	Y	Bach	\$1,299.00		\$1,500.00	\$201.00	06/01/2024	
13	Y	Bach	\$1,369.00		\$1,500.00	\$131.00	06/01/2024	
14	Y	Bach	\$1,339.00		\$1,500.00	\$161.00	08/01/2024	
15	Y	4 Bdrm		\$3,101.44	\$3,200.00	\$98.56	05/01/2022	06/30/2026
<b>Totals</b>	<b>15 units</b>		<b>18,103.36</b>	<b>3,101.44</b>	<b>24,200.00</b>	<b>2,995.20</b>		
<b>Annual Gross Income</b>			<b>\$254,457.60</b>					
<b>Market Rent (Annual)</b>					<b>\$290,400.00</b>			
<b>Potential Upside</b>					<b>\$35,942.40</b>			
<b>Upside as % of Current Rent</b>			<b>14.13%</b>					



**14x** Bachelor Units  
**1x** Four-Bedroom Unit

## GROSS MONTHLY RENT

**\$18,103.36**

15 TENANTS

## ANNUAL GROSS INCOME

**\$254,457.60**

## UPSIDE POTENTIAL

**14.13%**

BELOW MARKET RATES (ESTIMATED)

## RENTAL UPSIDE

**\$35,942.40**

POTENTIAL ANNUAL UPSIDE (ESTIMATED)

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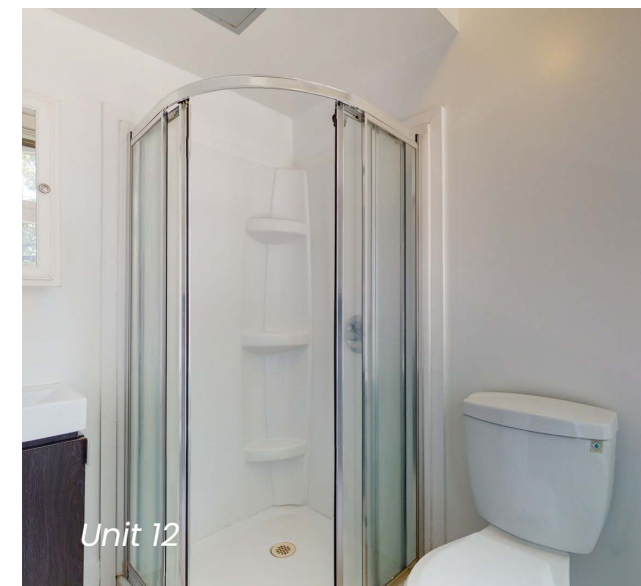
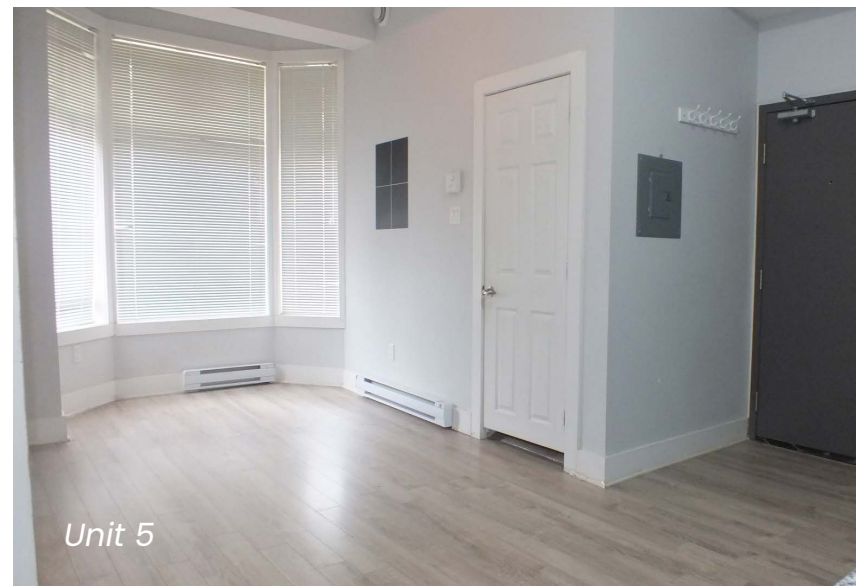
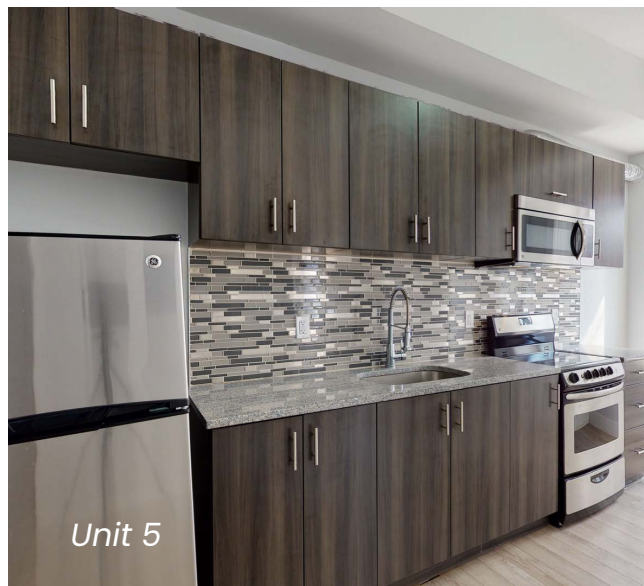
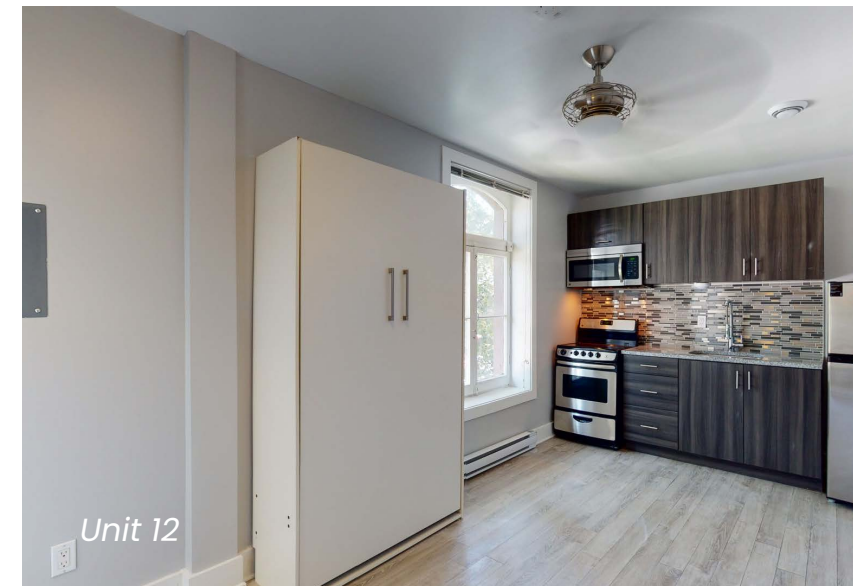
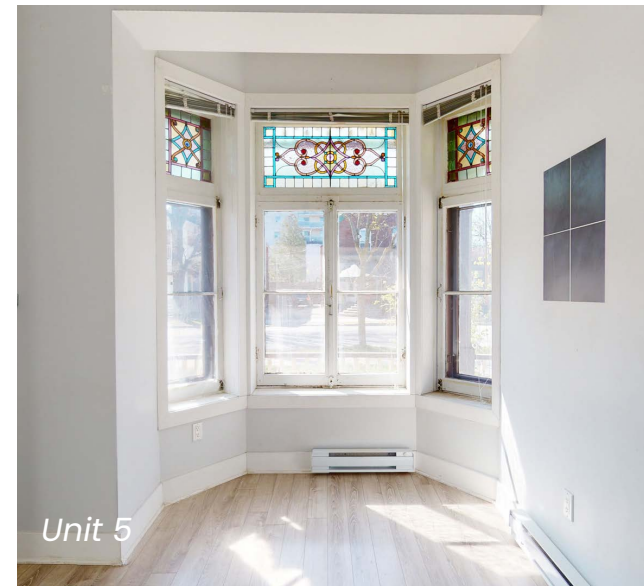
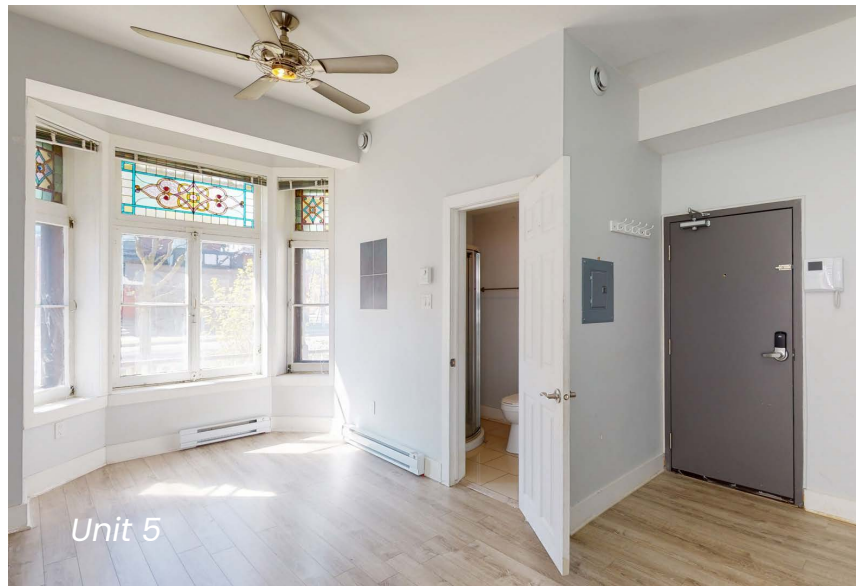
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# Interior Photos

- Modern open-concept layouts
- Kitchens with contemporary dark cabinetry and mosaic tile backsplash
- Full stainless steel appliance packages including stove/oven, built-in microwave and refrigerator
- Luxury vinyl plank flooring
- Large windows providing abundant natural light in living and kitchen areas
- Updated bathrooms with standing showers and modern fixtures

- Bright vanity areas with natural light
- Unique character details including stained glass window accents in select units
- Clean, neutral finishes throughout
- 3D Matterport dollhouse tours available for select units



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400m from the University of Ottawa



Close to a range of convenient amenities including the Rideau Centre and the Byward Market



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# AREA MAP

245 Laurier Avenue East is ideally situated in Ottawa's Sandy Hill neighbourhood, steps from the University of Ottawa, Parliament Hill, major employment centres, and a wide range of downtown amenities. The property's central location supports strong rental demand from students, professionals, and government employees.

Residents benefit from excellent connectivity via OC Transpo, the Rideau LRT Station, and Highway 417, while nearby restaurants, retail, parks, and the Rideau Canal enhance the area's appeal and support long-term tenant retention.

## Proven Rental Location

Situated in Ottawa's established Sandy Hill neighbourhood, 245 Laurier Avenue East benefits from proximity to the University of Ottawa, downtown employment centres, and Parliament Hill. This central location attracts a diverse tenant base of students, professionals, and government employees, supporting consistent rental demand.

## Unmatched Connectivity

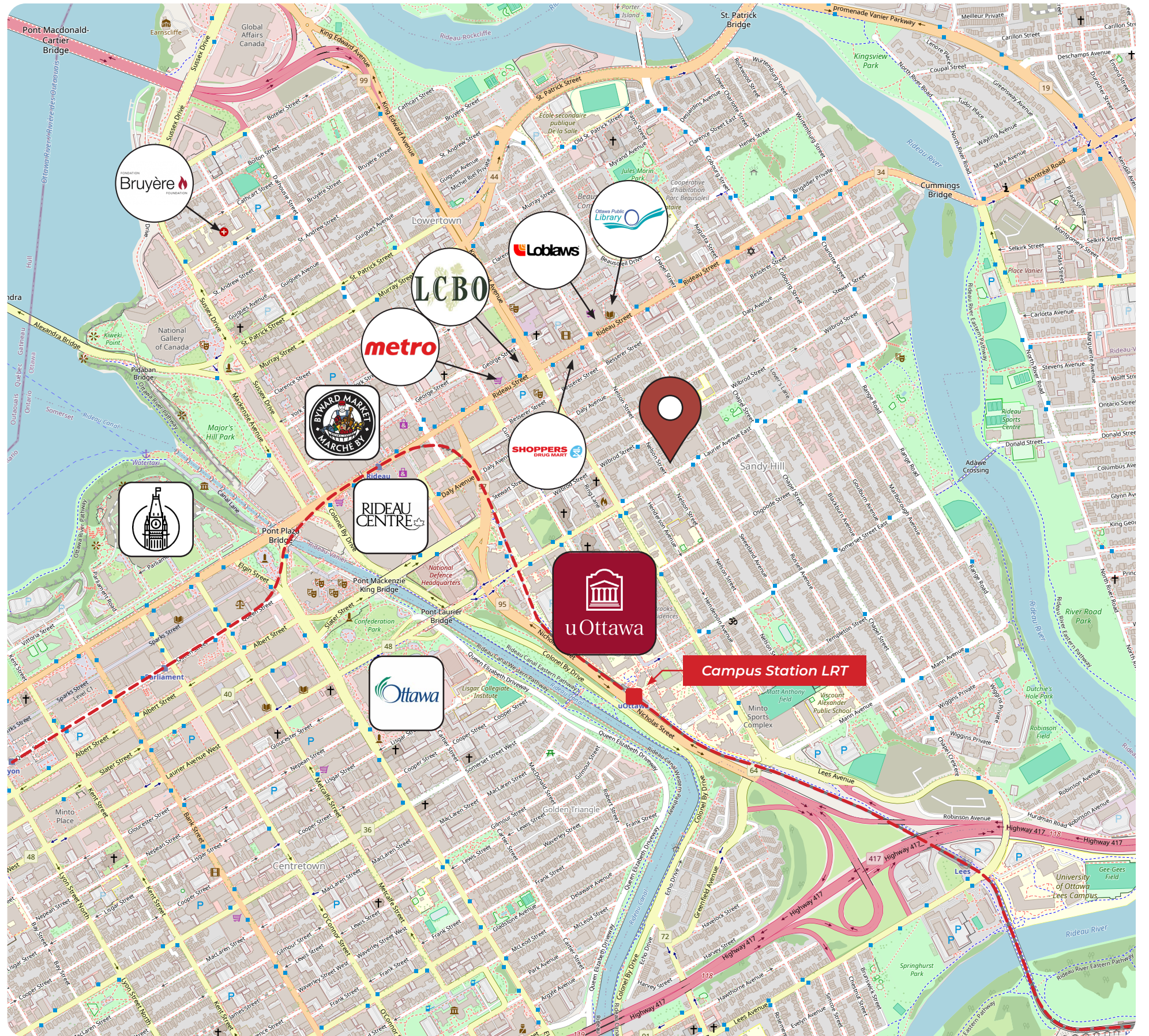
Residents enjoy convenient access to OC Transpo bus routes, the Rideau LRT Station, and Highway 417. The property's transit-oriented location enhances its appeal to renters seeking car-free urban living and easy access to employment and educational hubs across the city.

## Amenity-Rich Urban Setting

Surrounded by restaurants, cafés, retail, parks, and recreational amenities, the neighbourhood offers the lifestyle conveniences sought by today's renters. Walkable access to the Rideau Canal, Rideau Centre, and downtown Ottawa contributes to long-term tenant retention and marketability.

## Strong Institutional Drivers

The property's proximity to major institutions, including the University of Ottawa, federal government offices, and Ottawa's central business district, provides enduring demand drivers that support occupancy stability and long-term investment performance.



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# Demographic Data

Within a 5 km radius, 245 Laurier Avenue East is positioned within one of Ottawa's most established rental markets, supported by a growing population of students, professionals, and government employees. Strong employment fundamentals and proximity to major institutions contribute to stable occupancy and long-term rental demand.

The area is particularly well-suited to multifamily investment, with a high concentration of smaller households, excellent transit access, and a wide range of nearby amenities. Continued population and household growth support long-term income stability and rental growth potential.

## Labor Force Participation

# 65%

within a 5 km radius, a highly active working demographic with most employed in government, education, business & finance, and sales & services.

## Household Characteristics

One or two-person households dominate making up 78%, with household growth expected to reach

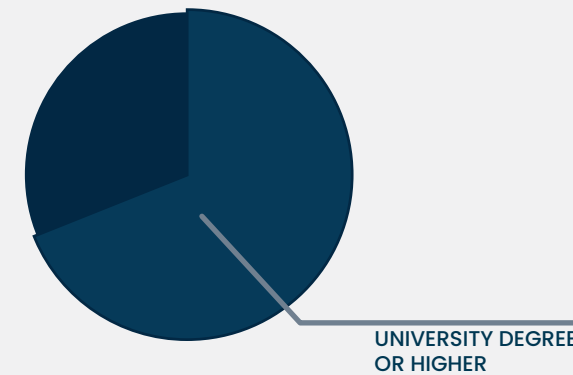
# 23.3% BY 2033



Over 28,661 new households are expected by 2033 - sustained demand that supports long term leasing stability.

## Educational Attainment

Over 150,000 residents hold a University Degree or higher within a 5 km radius.



## Income Levels

With 34% earning under \$40,000, the range of average household incomes is:

# \$59K TO \$91,606K

## Population Growth

The population within a 5 km radius is projected to reach 285,890 by 2033.

# 19.40%

GROWTH  
BY 2033

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 81% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

# 39



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