DISTRICT REALTY
CORPORATION, BROKERAGE





Multi-Family Building **FOR SALE**

46 Carlyle Avenue,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
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The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

46 Carlyle Avenue,
Ottawa

Price
Unpriced



Salient Facts - Property

Number of Units: 7
- **6x Four Bedroom**
- **1x Two Bedroom**

Gross Income: $242,795

Net Operating Income: $164,682

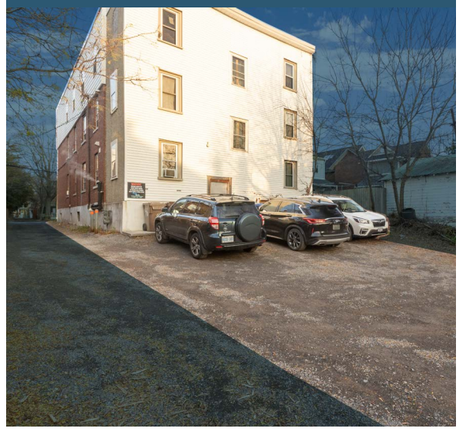
Year Built: 1930

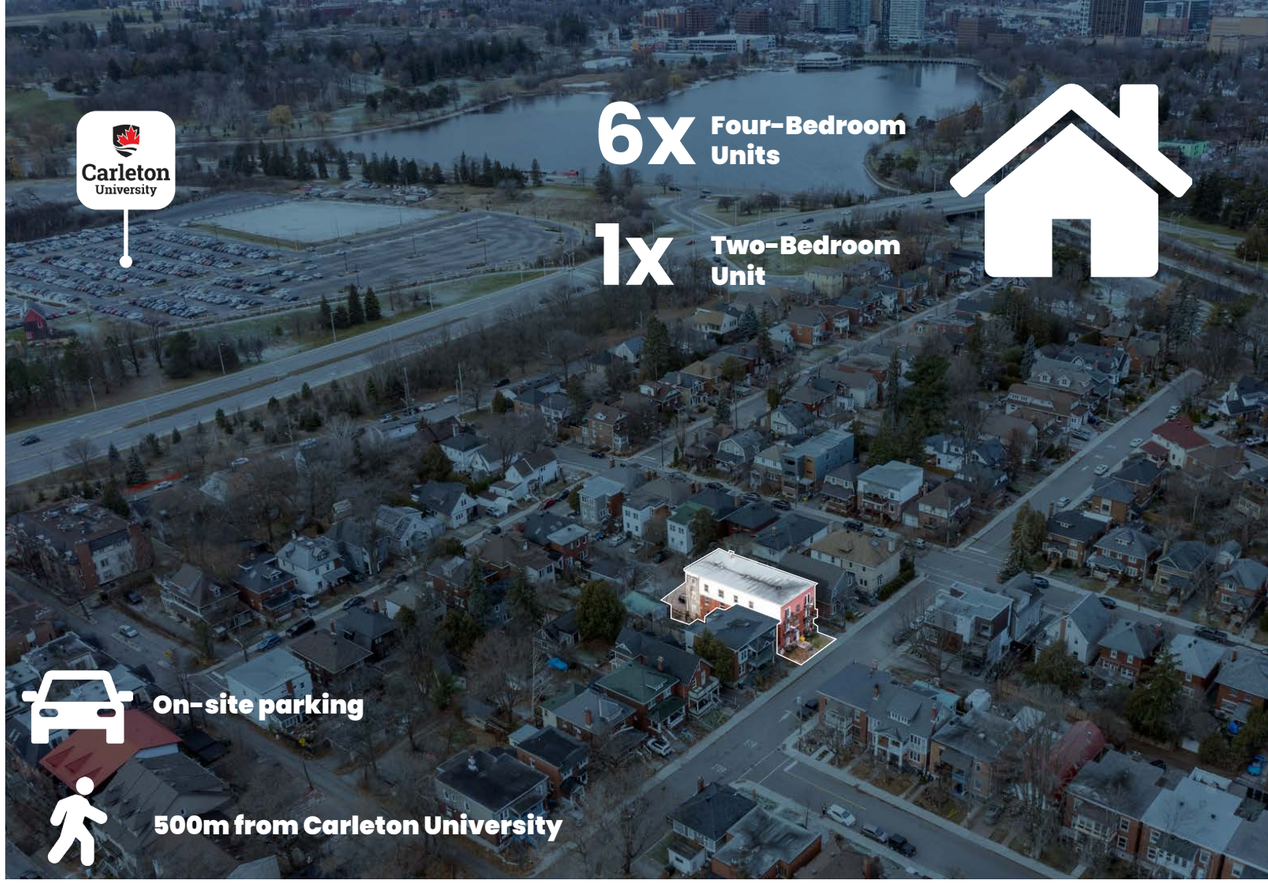
Zoning: R3Q [1475]

Site Area: 4,384.03 SF | 0.098 Acres

- **500m from Carleton University**

REAR VIEW





Highlights

46 Carlyle Avenue presents the opportunity to acquire a well maintained, income producing seven unit multi-family asset consisting of **six four-bedroom units** and **one two-bedroom unit** in one of Ottawa's most established and supply constrained rental corridors.

The property's large format unit mix is exceptionally well suited to the surrounding student and shared housing market, supporting strong rental demand, durable occupancy, and attractive income generation within a high barrier urban location.

Located steps from Carleton University and surrounded by the Glebe, Old Ottawa South, and Bank Street amenities, the asset benefits from a deep and reliable tenant base driven by education, employment, transit connectivity, and lifestyle appeal. Supported by stable in place cash flow and future rental growth potential, 46 Carlyle Avenue offers investors a compelling combination of scale, income stability, and long term value creation within Ottawa's resilient apartment market.

Location Overview

Located steps from Carleton University, 46 Carlyle Avenue benefits from a deep and highly consistent tenant base that supports strong year round rental demand and reliable occupancy fundamentals. Positioned between the Glebe and Old Ottawa South, the property is surrounded by some of Ottawa's most established and walkable neighbourhoods, known for their vibrant retail streets, restaurants, green space, and enduring residential appeal.

Residents enjoy immediate access to Bank Street, the Rideau River pathway network, public transit, and downtown Ottawa, reinforcing the property's long term attractiveness to students, young professionals, and urban renters alike. For multi family investors, the location offers a compelling combination of stable tenancy, proven rental demand, and lasting neighbourhood desirability.

AERIAL



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46 Carlyle Avenue - Financial Proforma

Large Fomat Units - Stable, Low Risk Income Stream

*46 Carlyle Avenue offers investors the opportunity to acquire a well located apartment asset anchored by six **four-bedroom units** in one of Ottawa's most established rental corridors. Supported by strong urban rental demand, stable tenancy fundamentals, and long term neighbourhood appeal, the property presents a compelling blend of dependable income stability and future growth potential.*

NET OPERATING INCOME (YR 1)

$164,682

NET OPERATING INCOME 6 YR GROWTH (Estimated)

18.5%

PROFORMA INVESTMENT REPORT	46 Carlyle Avenue							
	Yr.1 $ / Suite	Yr.1 %	Yr.1	Forecast 2	Forecast 3	Forecast 4	Forecast 5	Forecast 6
REVENUE								
Residential Income	$34,265	97.8%	239,855	247,051	254,462	262,096	269,959	278,058
Laundry**	$429	1.2%	3,000	3,090	3,183	3,278	3,377	3,478
Parking	$342	1.0%	2,392	2,464	2,538	2,614	2,692	2,773
Scheduled Gross Income	$34,694	99.0%	245,247	252,604	260,183	267,988	276,028	284,308
Vacancy & Bad Debt	($350)	-1.0%	(2,452)	(2,526)	(2,602)	(2,680)	(2,760)	(2,843)
EFFECTIVE GROSS INCOME	$34,343	99.0%	**242,795**	**250,078**	**257,581**	**265,308**	**273,267**	**281,465**
OPERATING EXPENSES								
Property Taxes	$3,761	10.7%	26,325	26,852	27,389	27,936	28,495	29,065
Gas	$1,101	3.1%	7,710	7,864	8,021	8,182	8,346	8,512
Water	$396	1.1%	7,695	7,926	8,084	8,246	8,411	8,579
Hydro	$396	1.1%	2,772	2,827	2,884	2,942	3,001	3,061
Insurance (Residential)	$1,143	3.3%	8,000	8,160	8,323	8,490	8,659	8,833
Repairs & Maintenance	$1,200	3.4%	8,400	8,568	8,739	8,914	9,092	9,274
Garbage	$724	2.1%	5,071	5,172	5,276	5,381	5,489	5,599
Management Fee	$1,734	5.0%	12,140	12,383	12,630	12,883	13,140	13,403
TOTAL OPERATING COSTS	$8,721	24.89%	78,113	79,752	81,347	82,974	84,633	86,326
NET OPERATING INCOME	$25,622	**74.1%**	**164,682**	**170,326**	**176,234**	**182,334**	**188,634**	**195,139**

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46 Carlyle Avenue - Rent Roll

** The information contained herein is considered reliable, but is not guaranteed.*

Upside Potential in a Proven Rental Market

46 Carlyle Avenue offers investors the opportunity to acquire a stabilized multi family asset with immediate income and clear long term upside. Supported by below market in place rents and strong underlying rental demand, the property presents a compelling path to future revenue growth through natural tenant turnover rather than extensive capital investment.

Situated within one of Ottawa's most dependable rental corridors, the asset combines stable cash flow, operational simplicity, and meaningful value creation potential.

As of: November 1, 2026

Market Rent 2 Bdrm	Market Rent 4 Bdrm
$1,850.00	$3,500.00

Unit #		Type	2 Bdrm	4 Bdrm	Market	Variance	Parking	2 Bdrm	4 Bdrm	Total
1		4		$3,000.00	$3,500.00	$500.00		0	1	1
2	*Vacant*	4		$2,900.00	$3,500.00	$600.00		0	1	1
3		4		$3,280.00	$3,500.00	$220.00		0	1	1
4		4		$3,348.91	$3,500.00	$151.09	$99.67	0	1	1
5		4		$2,980.00	$3,500.00	$520.00	$99.67	0	1	1
6		4		$2,880.00	$3,500.00	$620.00		0	1	1
7		2	$1,599.00		$1,850.00	$251.00		1	0	1
Monthly Gross			**$1,599.00**	**$18,388.91**	**$22,850.00**	**$2,862.09**	**$199.34**	1	6	7

ANNUAL SUMMARY	
Annual Gross Income	$239,854.92
Laundry	$3,000.00
Parking	$2,392.08
Annual Total Income	$245,247.00
Annual Market Rent	$274,200.00
Possible Upside Potential	**$34,345.08**
% upside possible	14.32%

6x Four-Bedroom Units

1x Two-Bedroom Unit

ANNUAL GROSS INCOME

$245,247

INCLUDING LAUNDRY AND PARKING

SCHEDULED MONTHLY RENT

$20,187

7 TENANTS + PARKING

UPSIDE POTENTIAL

14.32%

BELOW MARKET RATES

RENTAL UPSIDE

$34,345

POTENTIAL ANNUAL UPSIDE

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RENT COMPARISONS

Market VS. 46 Carlyle Avenue

UPSIDE POTENTIAL

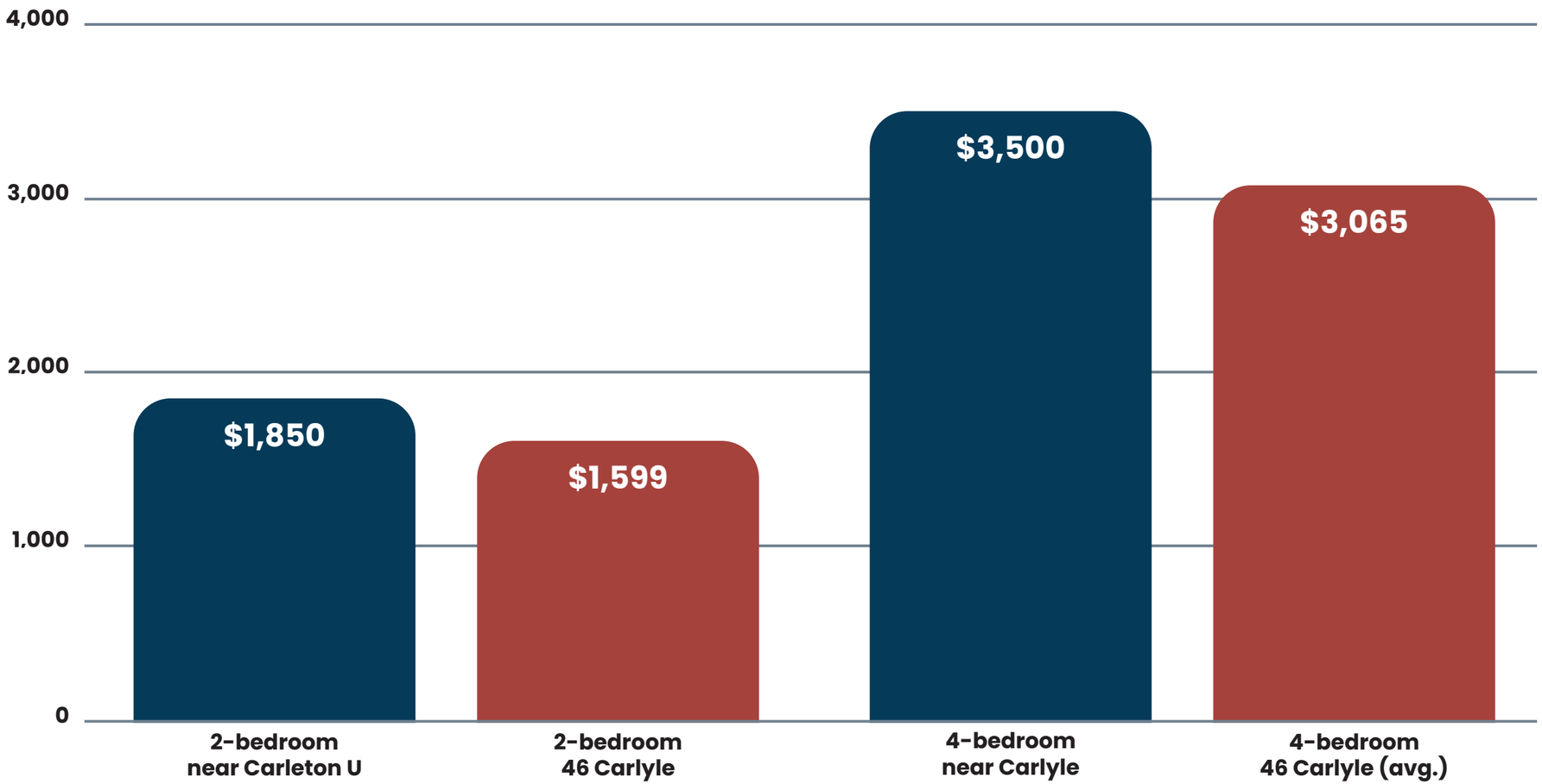
14.32%

Below Market Rates

Rental Upside

$34,345

Potential Annual Upside



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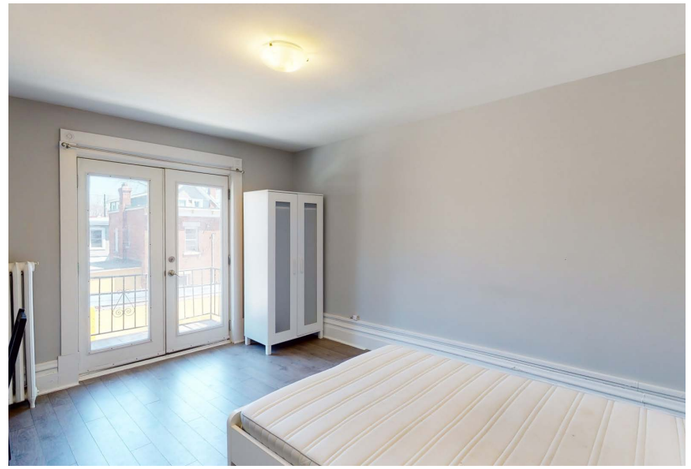
INTERIOR PHOTOS

Unit 3, Four Bedroom

- Recently renovated, modern units
- Stainless steel appliances
- Common laundry facilities on-site

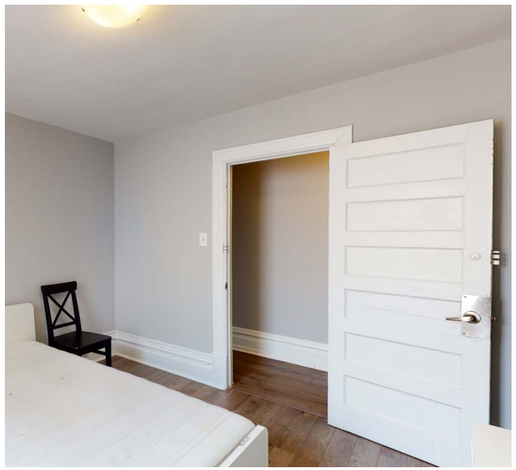








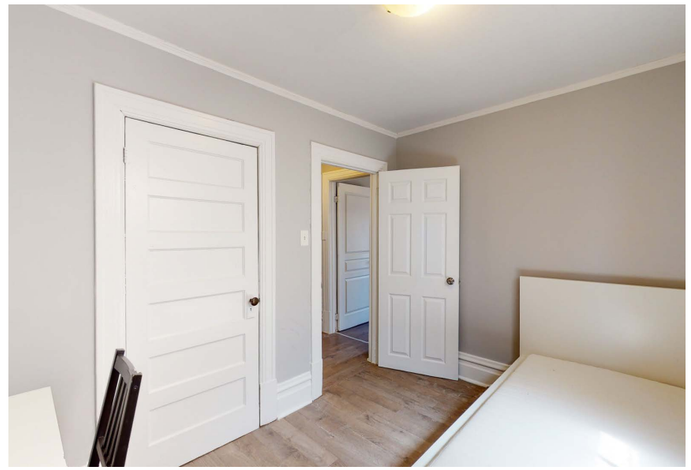












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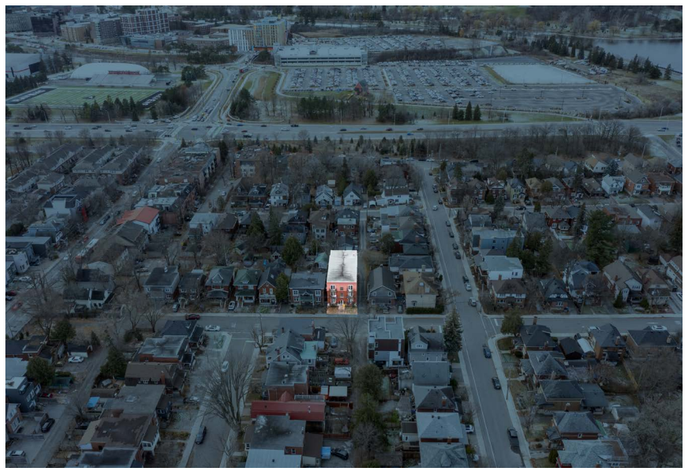

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AREA MAP

Positioned near Carleton University and minutes from downtown Ottawa, 46 Carlyle Avenue benefits from strong and consistent rental demand within one of the city's most established urban neighbourhoods. Surrounded by the Glebe, Old Ottawa South, Bank Street amenities, and the Rideau River pathway network, the property offers residents exceptional walkability, transit connectivity, and access to everyday conveniences.

For investors, the location supports durable occupancy fundamentals and long term rental appeal driven by a diverse tenant base of students, professionals, and urban renters.

Established Rental Corridor

Located within one of Ottawa's most proven and supply constrained multi family markets.

Strong Tenant Demand

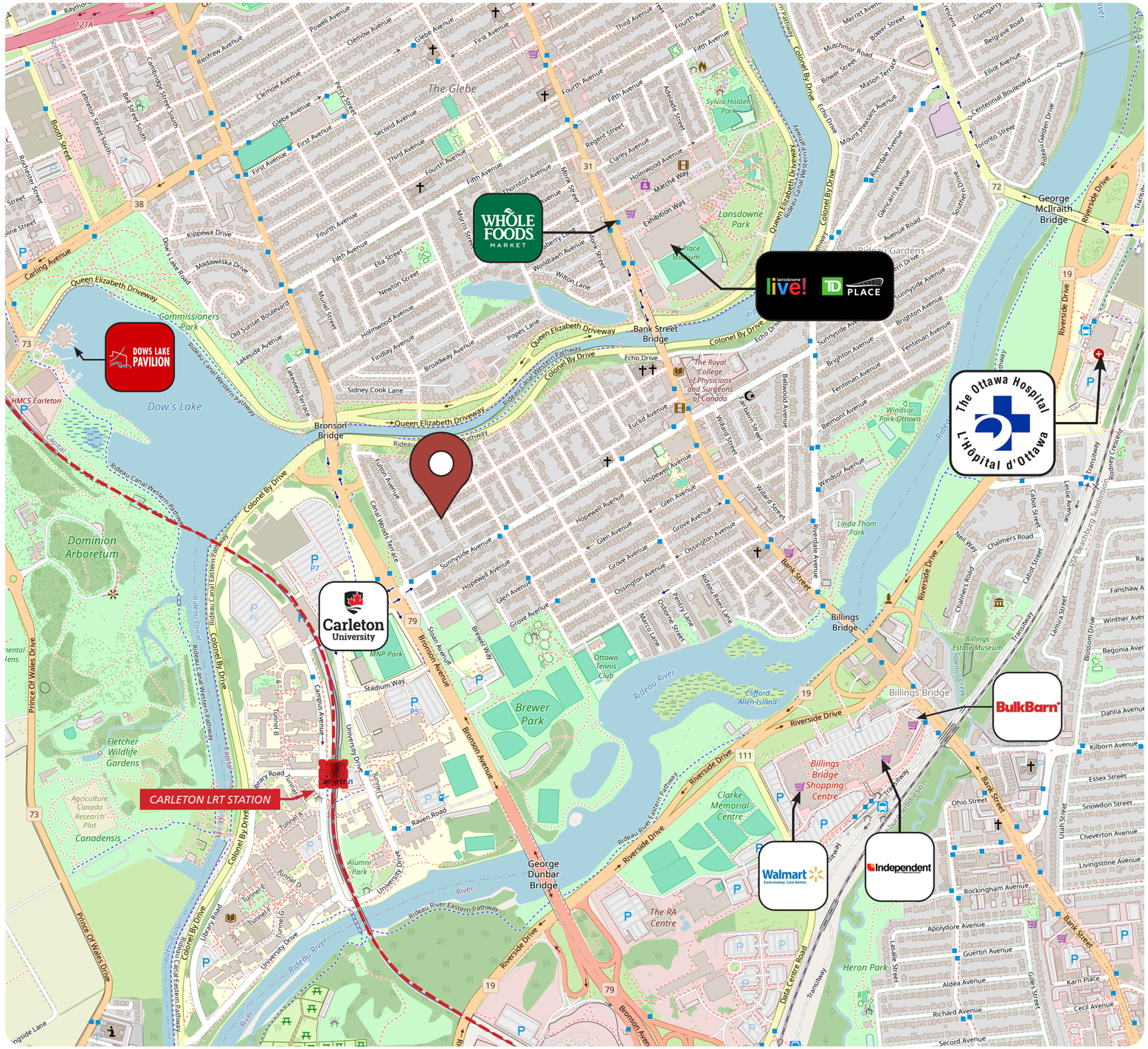
Supported by proximity to Carleton University, downtown Ottawa, and major employment hubs.

Walkable Urban Amenities

Steps from Bank Street retail, restaurants, parks, cycling paths, and everyday conveniences.

Transit Connected Location

Excellent access to public transit, major arterial routes, and Ottawa's urban core.



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Demographic Data

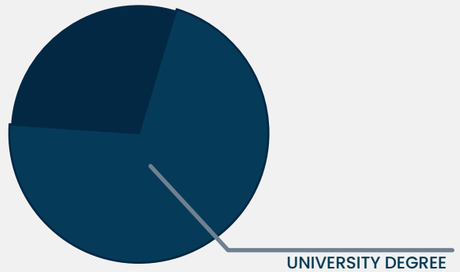
CoStar Demographics (2026)

Situated in one of Ottawa's most established urban neighbourhoods, 46 Carlyle Avenue benefits from a highly educated and professionally diverse resident base supported by strong long term population growth. The property's concentration of ***large format four-bedroom units*** *is particularly well positioned to serve the surrounding student and shared housing market, with Carleton University located just minutes away.*

The area consistently attracts students, young professionals, and urban renters seeking access to transit, major employment nodes, healthcare institutions, and the amenities of the Glebe and Old Ottawa South. Combined with enduring rental demand and limited supply of larger unit formats, the property is well positioned within a mature multi family market characterized by stable occupancy fundamentals and long term tenant appeal.

Educational Attainment

Over 71% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 31% earning under $40,000, the range of average household incomes is:

$65K
TO $99,246

Labor Force Participation

66%

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

Household Characteristics

One or two-person households dominate making up 75%, with household growth expected to reach

24.99%
BY 2033

Over 28,800 new households are expected by 2033 - sustained demand that supports long term leasing stability and NOI upside.

Population Growth

The population within a 5 km radius is projected to reach 313,700 by 2033.

20.09%
GROWTH
BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

38

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