



5 Wolff Street

Ottawa, ON.

Multi-Family Property for Sale



50 Bayswater Avenue, Ottawa, ON., K1Y 2E9
www.districtrealty.com

Charles Mirsky, Broker

✉ charlesmirsky@districtrealty.com

☎ 613.759.8383

Jason Shinder, Broker of Record

✉ jasonshinder@districtrealty.com

5 Wolff Street, Ottawa

Price: \$5,050,000.00

Salient Facts - Property

Site Area:	19,170.51 SF 0.440 Acres
Number of Units:	16
Zoning:	R4UC
Gross Income:	\$353,722.00
Net Operating Income:	\$242,117.00*

** NOI estimated based on financial proforma.*

Highlights

An exceptional opportunity to acquire a well-performing multi-family asset in one of Ottawa east's most desirable neighbourhoods. 5 Wolff Street features two low-rise multi-family buildings comprising a total of sixteen fully leased units, complemented by an on-site parking lot. This is a turnkey investment offering immediate, stable cash flow with strong potential for future rental growth and value appreciation. The excess land additionally provides Buyers with the opportunity to increase the density on the site through redevelopment.

Tucked away on a quiet, tree-lined street, the property is ideally located just minutes from major transit corridors and public transportation, providing seamless access to the downtown core. The surrounding area is rich with amenities, including nearby schools, public parks, and scenic walking and cycling paths along the Rideau River. Residents also enjoy being steps from the Rideau Sports Centre and Real Canadian Superstore, enhancing the everyday convenience of the location.

This neighbourhood is highly attractive to students, young professionals, and families alike - those seeking a relaxed, community-oriented setting with generous green space and easy access to urban essentials.

5 Wolff Street presents a rare blend of location, livability, and investment strength in Ottawa's multi-residential market.

Contact:

Charles Mirsky

Vice President Brokerage Services, Broker

📞 613-759-8383 x229

✉ charlesmirsky@districtrealty.com

Jason Shinder

CEO, Broker of Record

📞 613-759-8383

✉ jasonshinder@districtrealty.com

Proforma Investment Report

	Yr.1 \$ / Suite	Yr.1 %	Yr.1	Forecast 2	Forecast 3	Forecast 4	Mark to Market Forecast 5
REVENUE	16						
Residential Income	\$21,683	99.1%	346,920	357,328	368,047	379,089	390,462
Laundry	\$206	0.9%	3,300	3,399	3,501	3,606	3,714
Mark to Market	\$0	0.0%					93,480
Scheduled Gross Income	\$21,889	100.0%	350,220	360,727	371,548	382,695	487,656
Vacancy & Bad Debt	(\$219)	-1.0%	(3,502)	(3,607)	(3,715)	(3,827)	(4,877)
EFFECTIVE GROSS INCOME	\$21,670	101.00%	353,722	357,119	367,833	378,868	482,779
OPERATING EXPENSES							
Property Taxes (2025)	\$2,194	10.0%	35,100	35,802	36,518	37,248	37,993
Gas	\$692	3.2%	11,067	11,288	11,514	11,744	11,979
Hydro	\$123	0.6%	1,974	2,013	2,054	2,095	2,137
Water	\$561	2.6%	8,975	9,155	9,338	9,524	9,715
Insurance (Residential)	\$1,220	5.6%	19,520	19,910	20,309	20,715	21,129
Snow Removal	\$219	1.0%	3,500	3,570	3,641	3,714	3,789
Cleaning	\$375	1.7%	6,000	6,120	6,242	6,367	6,495
Repairs & Maintenance	\$1,000	4.6%	16,000	16,320	16,646	16,979	17,319
Management	\$663	3.0%	10,612	10,824	11,040	11,261	11,486
TOTAL OPERATING COSTS	\$7,047	32.19%	112,747	115,002	117,302	119,648	122,041
NET OPERATING INCOME	\$14,623	68.8%	240,975	242,117	250,531	259,220	360,738
DEBT SERVICE							
		*Potential First Mortgage	197,018	197,018	197,018	197,018	197,018
		Total Debt Service	197,018	197,018	197,018	197,018	197,018
CASH FLOW			43,957	45,099	53,513	62,202	163,720
	5 Year Cash Total	368,490					
RETURN ON CASH INVESTED	Yr.1	INVESTMENT \$1,357,816	3.24%	3.32%	3.94%	4.58%	12.06%
	5 Year Total	27.14%					
PRINCIPAL PAYDOWN	1st		41,153	42,816	44,546	46,345	48,218
	TOTAL		41,153	42,816	44,546	46,345	48,218
	5 Year Total	\$223,077					
CASH FLOW AND PRINCIPAL			85,110	87,915	98,058	108,547	211,937
	5 Year Total	\$591,567					
TOTAL YIELD (incl. principal)			6.27%	6.47%	7.22%	7.99%	15.61%
	5 Year Total	43.57%					

*Based on estimated new CMHC insured First Mortgage

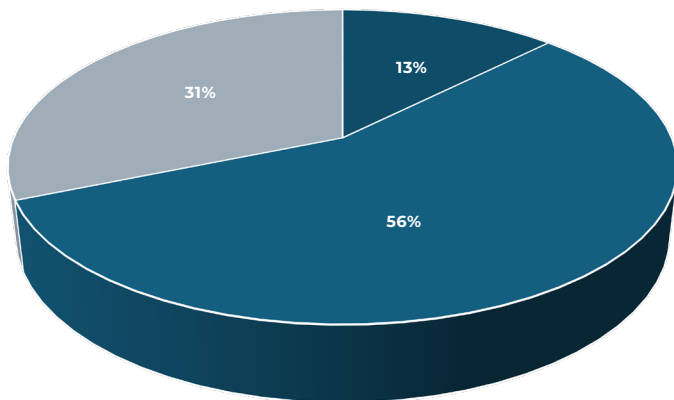
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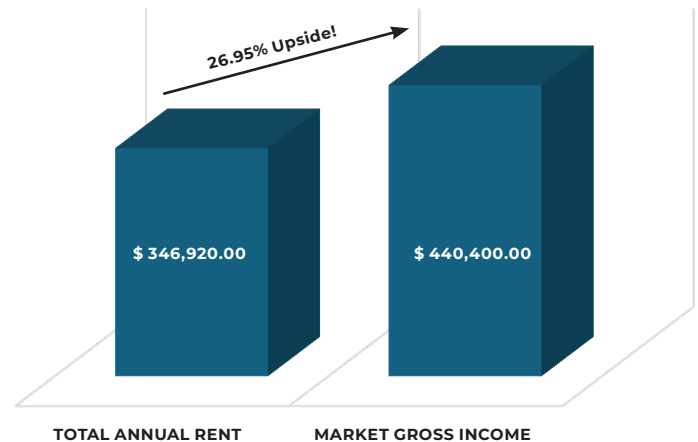
Rent Roll - Survey Report

			\$1,850.00	\$2,400.00	\$2,650.00					
Unit #	Unit Count	Vacant or Occupied	Rent 1 Bdrm	2 Bdrm	3 Bdrm	Market	Count 1 Bdrm	Count 2bdr	Count 3bdr	Total
933										
Marguerite	1	3	Occupied		2,075.00	\$1,850.00	0	0	1	1
	2	1	Occupied	1,525.00		\$1,850.00	1	0	0	1
	3	2	Occupied		1,486.00	\$2,400.00	0	1	0	1
	4	2	Occupied		968.00	\$2,400.00	0	1	0	1
	5	3	Occupied		2,195.00	\$2,650.00	0	0	1	1
	6	2	Occupied	2,025.00		\$2,400.00	0	1	0	1
	7	3	Occupied		2,370.00	\$2,650.00	0	0	1	1
	8	3	Occupied		2,195.00	\$2,400.00	0	0	1	1
5 Wolff										
5 Wolff	1	2	Occupied	1,650.00		\$1,850.00	0	1	0	1
	2	1	Occupied	1,634.00		\$1,850.00	1	0	0	1
	3	2	Occupied		1,800.00	\$2,400.00	0	1	0	1
	4	2	Occupied		1,845.00	\$2,400.00	0	1	0	1
	5	2	Occupied		1,738.00	\$2,400.00	0	1	0	1
	6	2	Occupied		1,468.00	\$2,400.00	0	1	0	1
	7	2	Occupied		1,511.00	\$2,400.00	0	1	0	1
	8	3	Occupied		2,425.00	\$2,400.00	0	0	1	1
			\$3,159.00	\$14,491.00	\$11,260.00	\$36,700.00	2	9	5	16

Total Rent \$28,910.00
 Total Annual Rent \$346,920.00
 Total Market Rent \$440,400.00
 Total Market Variance \$93,480.00
 % of Rental Upside 26.95%



■ 2x ONE BEDROOM UNITS
 ■ 9X TWO BEDROOM UNITS
 ■ 5X THREE BEDROOM UNITS



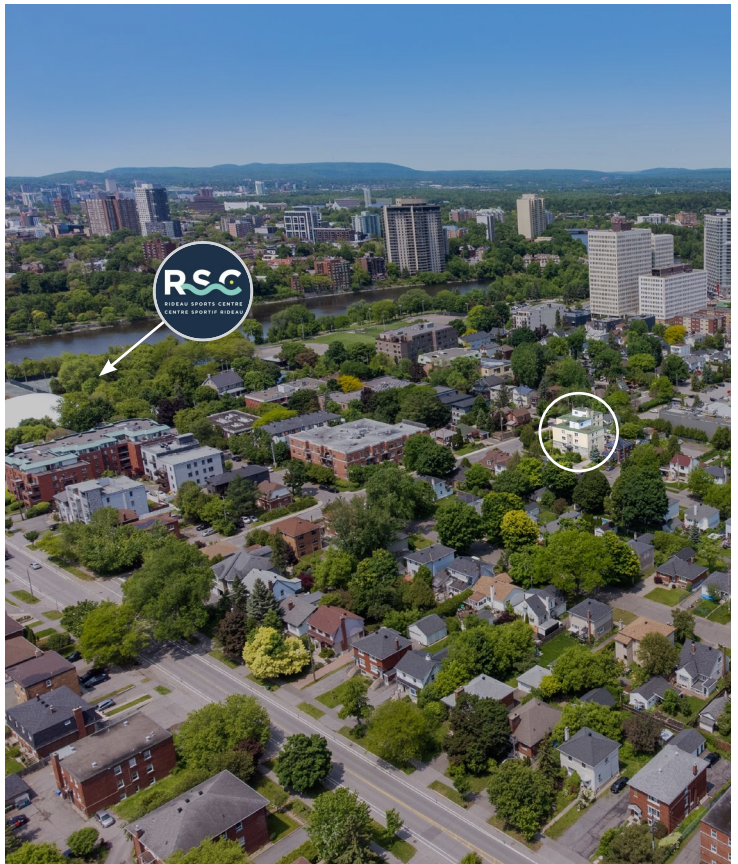
Integrity. Dedication. Professionalism.
MULTI-FAMILY PROPERTY FOR SALE

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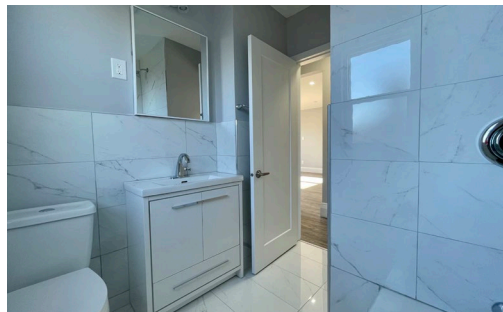


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Two Bedroom Unit



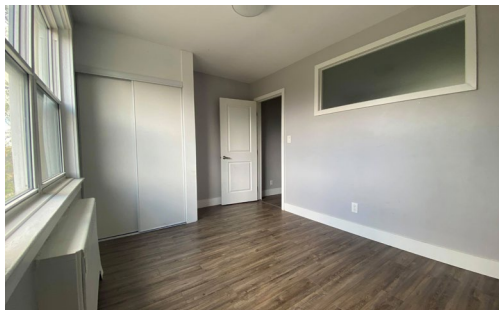
Three Bedroom Unit



Living Room / Dining Room



Bedroom



5 Wolff Street, Ottawa



Municipal Address: 5 Wolff Street, Ottawa, ON., K1L 8H5

Zoning: R4UC

Highest & Best Use: Multi-Residential

Number of Buildings: 2

Number of Units: 16

Unit Mix: 2 x One Bedroom
9 x Two Bedroom
5 x Three Bedroom

Site Area: 19,170.51 SF | 0.440 Acres

Average Monthly Rental Rate: \$ 1,796/month

Annual Gross Income: \$353,722.00

OPEX: \$ 112,747.00

Net Income: \$ 240,975.00

Financing: Treat as Free and Clear

Potential Rental Upside: 26.95%

Legal Description: LTS 1 & 2, PL 453 ; PT LT 3, PL 453 , AS IN N668881 ; PT LT 8, CON JG , AS IN N668881, T/W OT78392 ; VANIER/GLOUCESTER

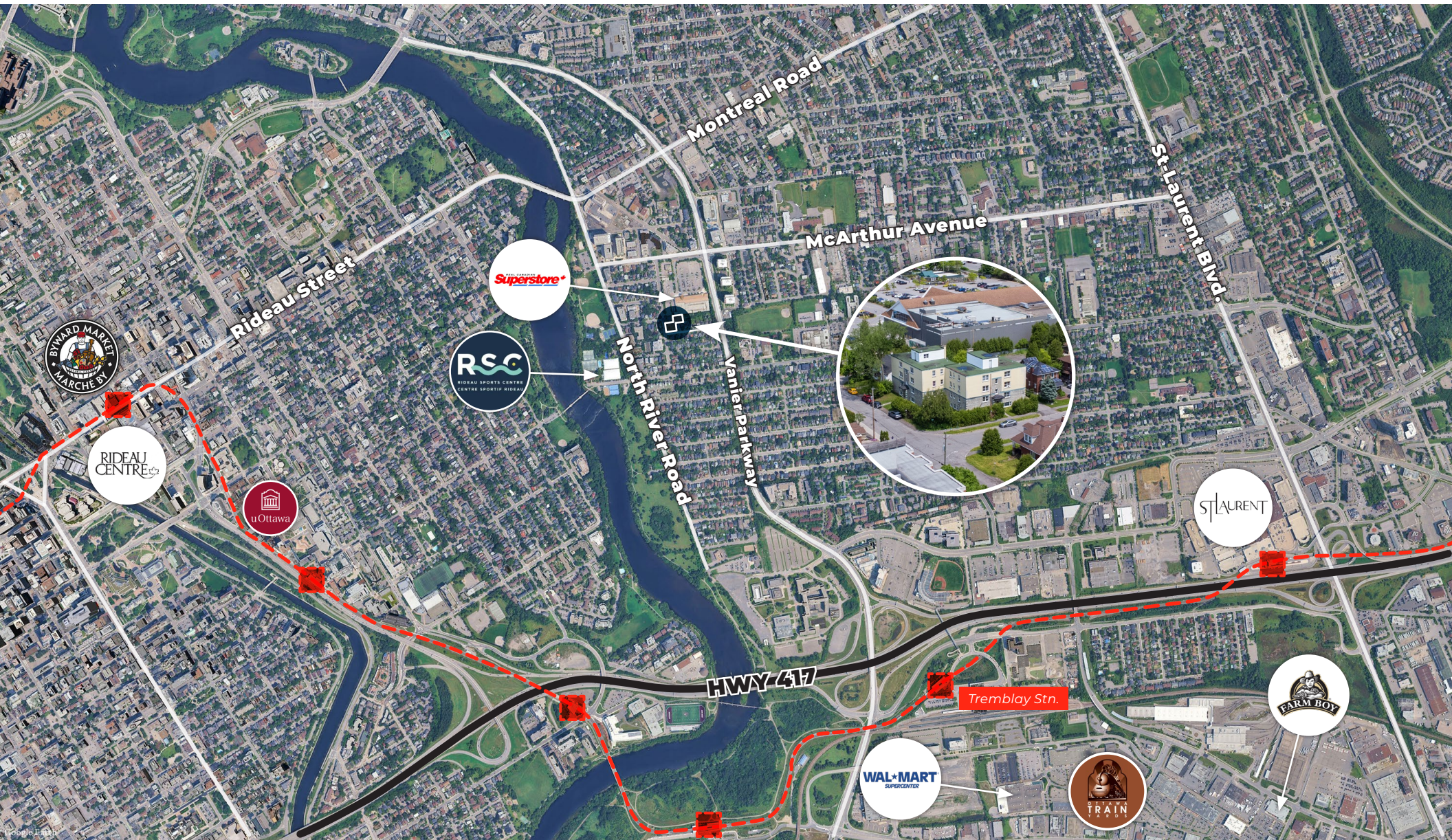
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Jason Shinder, Broker of Record
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