



Multi-Family Building **FOR SALE**

186 James Street,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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186 James Street,
Ottawa

Price
\$3,195,000.00



Salient Facts – Property

- Zoning:** R4UD[479]

Number of Units: 11

Fully Leased

Unit Mix:
2 x Studio
8 x One Bedroom
1 x Two Bedroom

Three floors, plus basement

Two Parking Spaces
- Site Area:** 4,553.13 SF | 0.105 Acres

Gross Income: \$213,453.00

Operating Expenses: \$62,636.00

Net Operating Income: \$150,817.00

Full Building Renovation: 2015

 - On-site laundry
 - Air Conditioning
 - Boiler
 - Roof

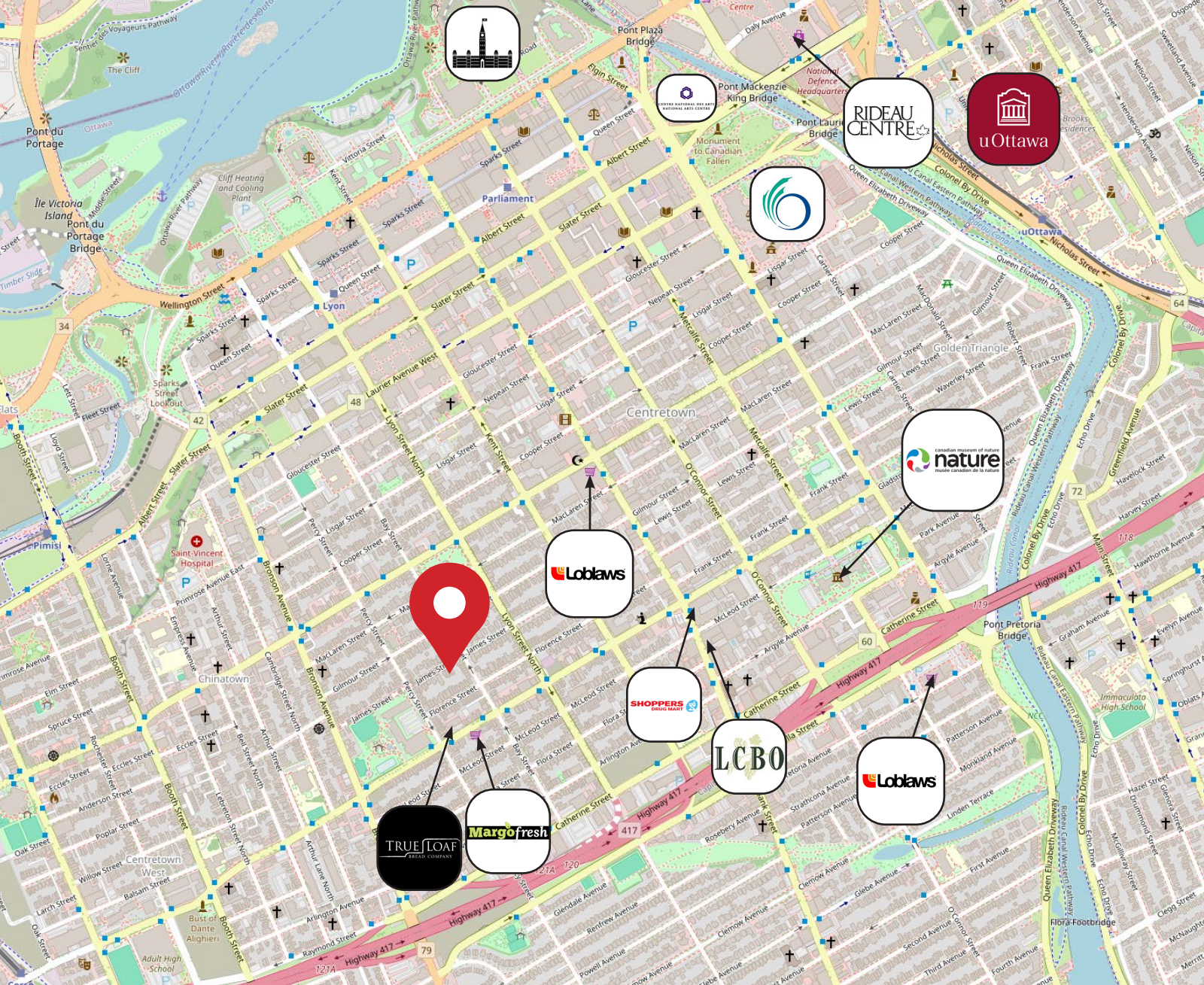


Highlights

Discover a beautifully restored, fully rented, 11-unit multi-family building ideally situated in the heart of Ottawa. This fully modernized property presents a turn-key investment with strong tenant appeal and minimal ongoing capital requirements. Each suite showcases thoughtful design and durable finishes, blending heritage charm with modern functionality – a rare balance that ensures lasting desirability and consistent rental demand.

In 2015, the building underwent significant upgrades, including a new boiler, a replaced roof, and the addition of air conditioning and a common laundry room. Two on-site parking spaces further enhance its appeal in this central urban setting.

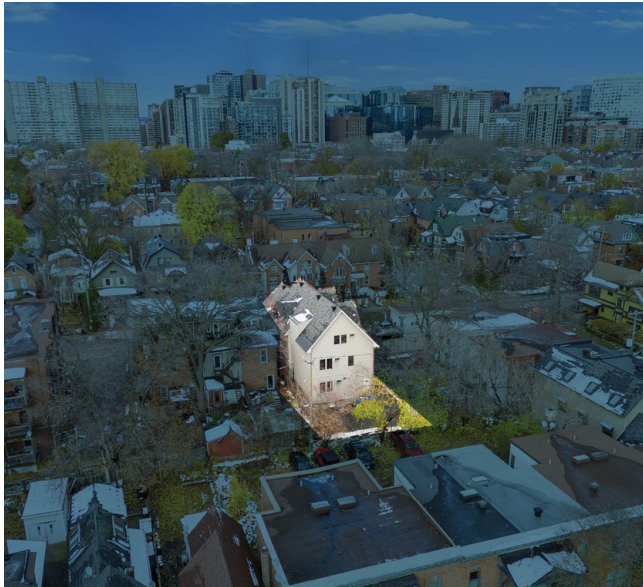
Positioned within walking distance of grocery stores, restaurants, nightlife, Chinatown, and the Elgin Street corridor – and minutes from Highway 417 – this property benefits from exceptional accessibility and strong location fundamentals. With its combination of historic character, quality upgrades, and steady income potential, 186 James Street represents a secure, long-term addition to any investor’s multi-residential portfolio.



Location Overview

Situated on James Street, this property offers an enviable location that appeals to professionals and students alike. Just steps from grocery stores, restaurants, and vibrant nightlife, tenants can easily explore nearby Chinatown and the bustling Elgin Street corridor. The building is also minutes from Highway 417, providing quick access to all parts of the city. This combination of historic character, modern upgrades, and unbeatable location makes 186 James Street a standout investment in Ottawa’s multi-residential market.





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UNIT 2 – BACHELOR



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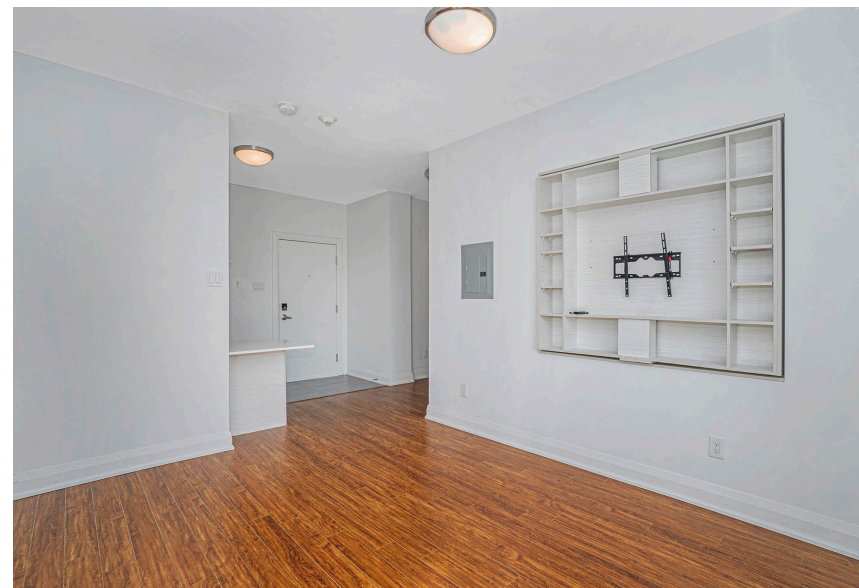
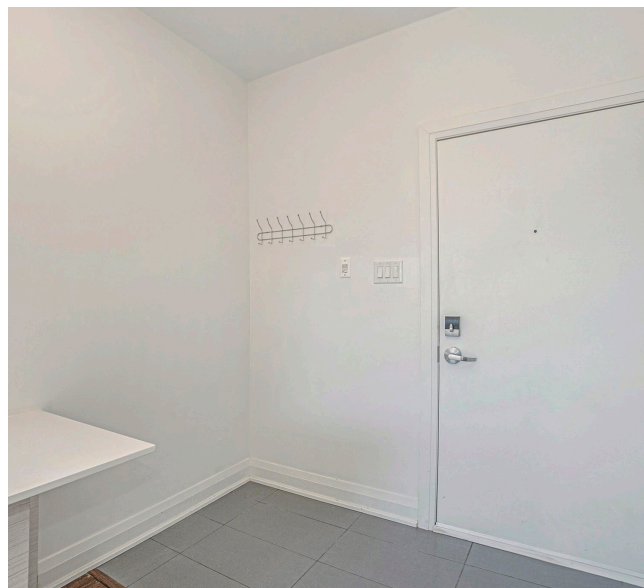
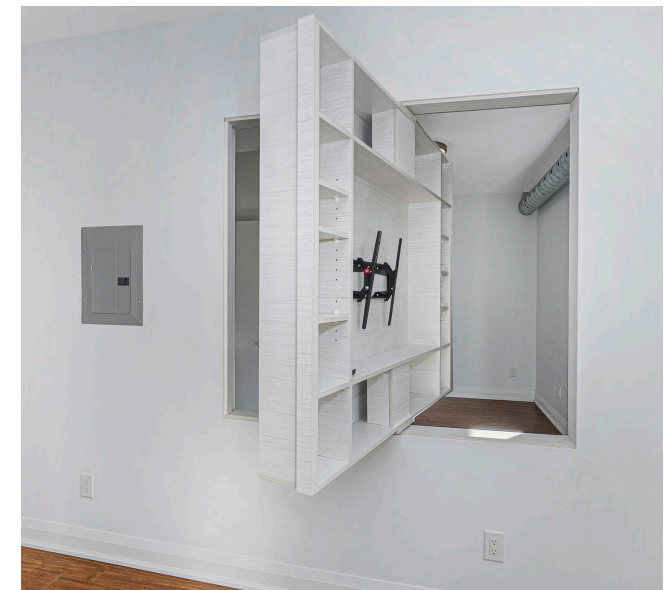
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UNIT 6 – ONE BEDROOM



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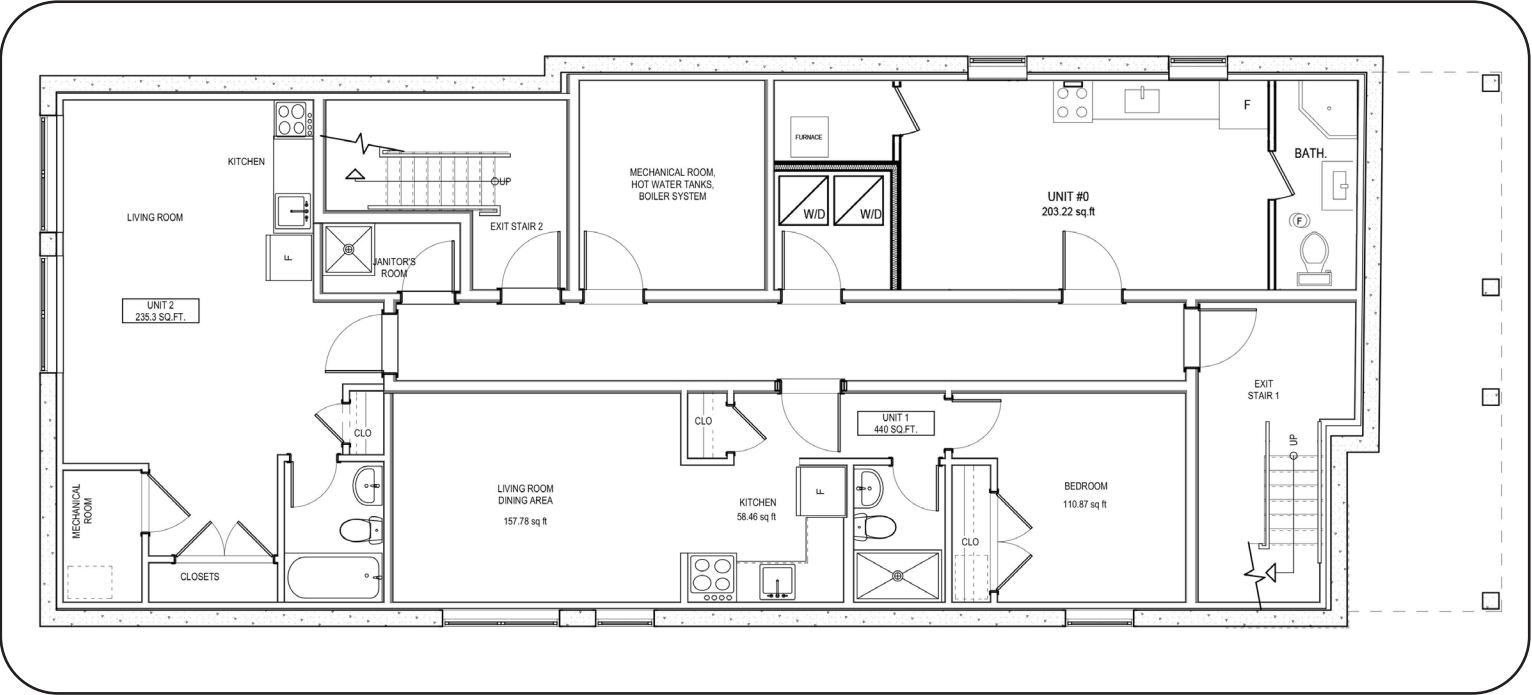
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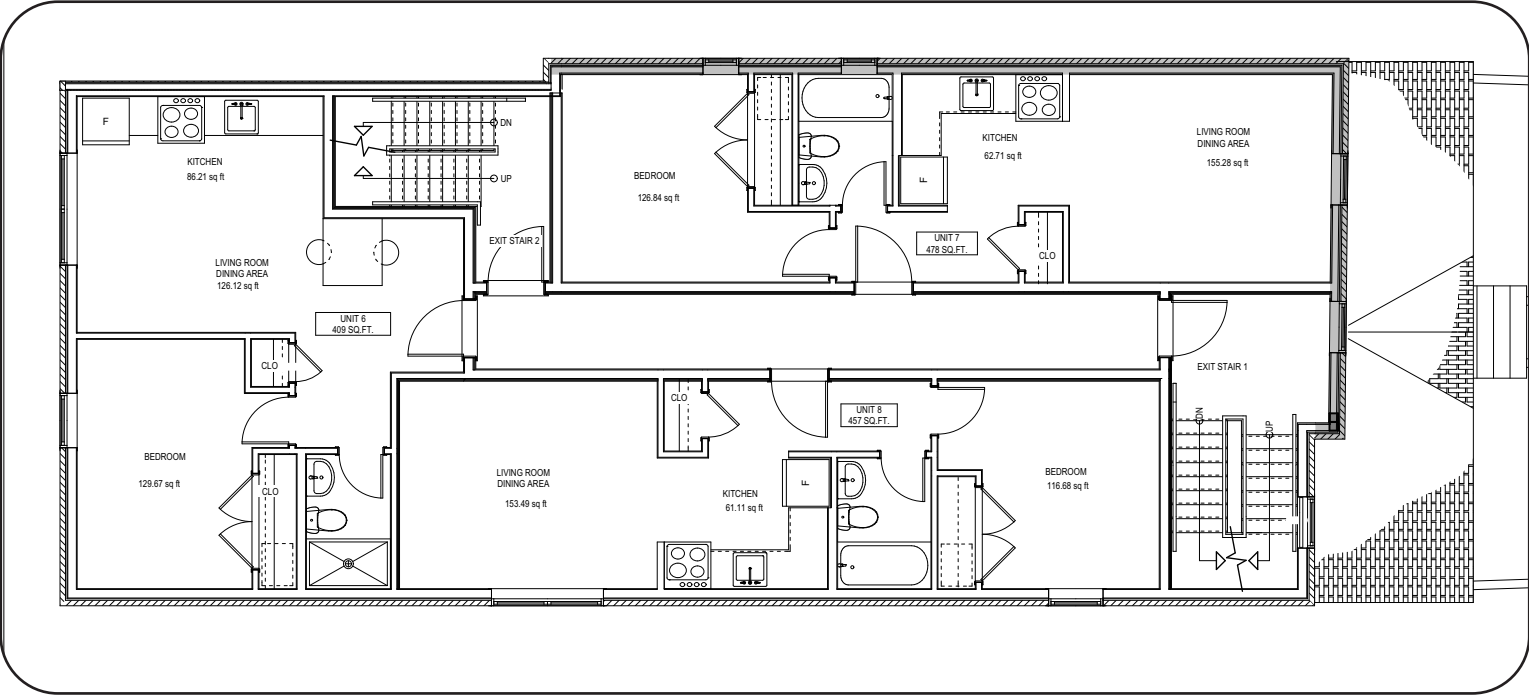
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FLOOR PLANS

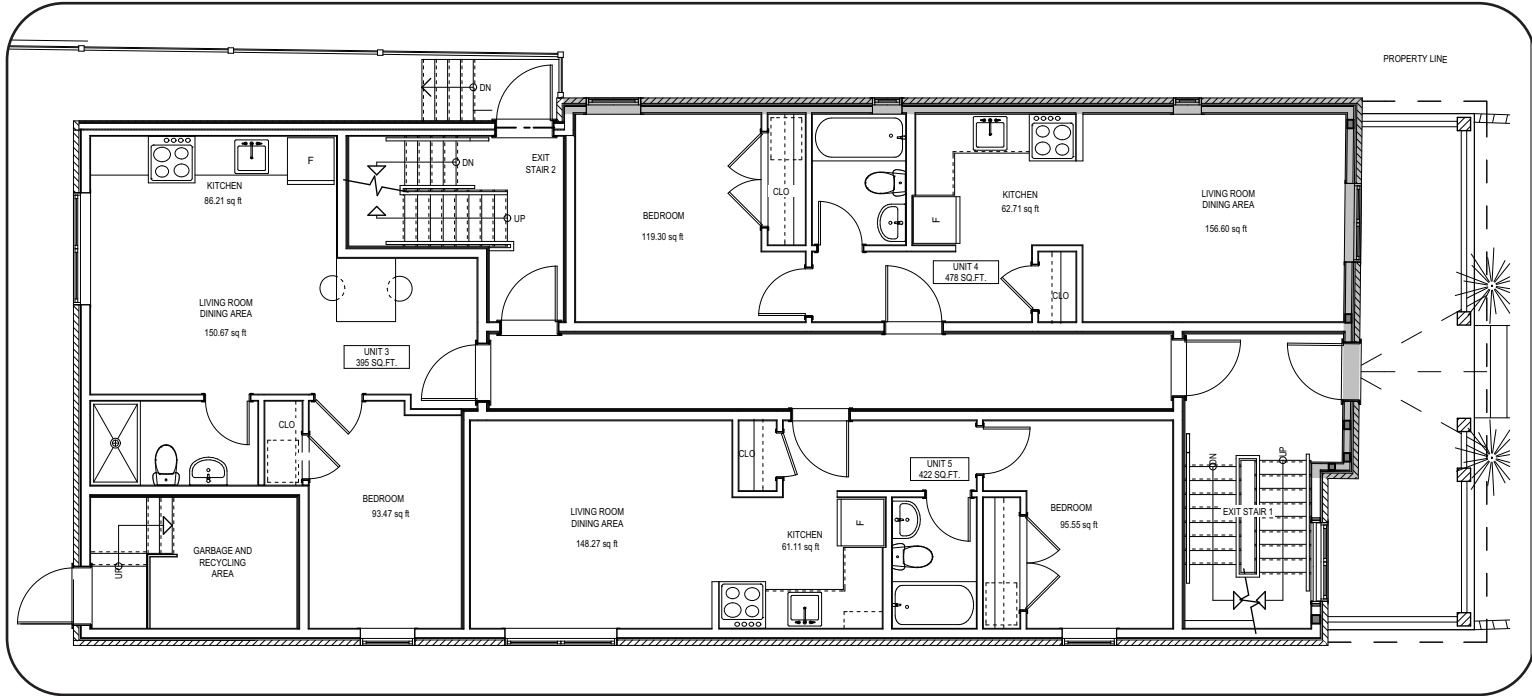
BASEMENT LEVEL



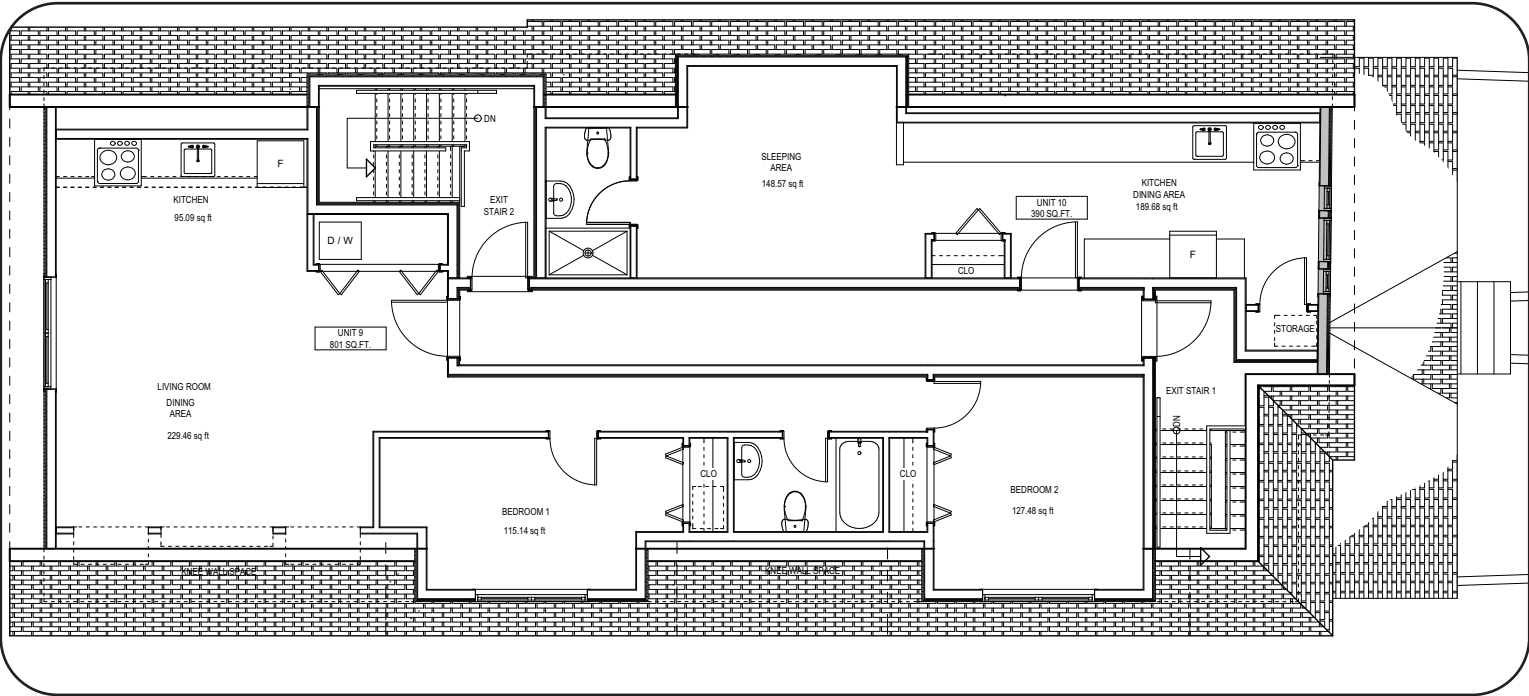
THIRD FLOOR



FIRST FLOOR



FOURTH FLOOR



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Demographic Data

Age Distribution

The neighbourhood is home to a strong population of young professionals aged 25 to 39 — a prime rental demographic seeking modern, centrally located apartments near Ottawa's core.

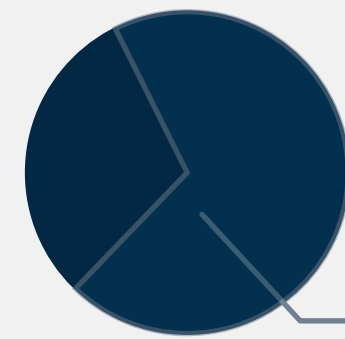
MEDIAN AGE IS

37



Educational Attainment

Over 164,059 residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE OR HIGHER

Income Levels

33.35% of the population within a 5 km radius are earning under \$40,000 annually, underscoring the importance of diversified rent tiers to meet demand in this market.

Within a 5km radius, the average household is

\$96K

This central area attracts young professionals and established earners alike — tenants who prioritize location, lifestyle, and quality. The strong income levels and dense urban rental market create a reliable foundation for sustained occupancy and steady returns.

Labor Force Participation

Within a 5 km radius, nearly

67%

over the age of 15 participate in the labor force, a highly active working demographic with most employed in government, education, social sciences, sales & services, business, finance and administration.

Household Characteristics

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

24%
BY 2033



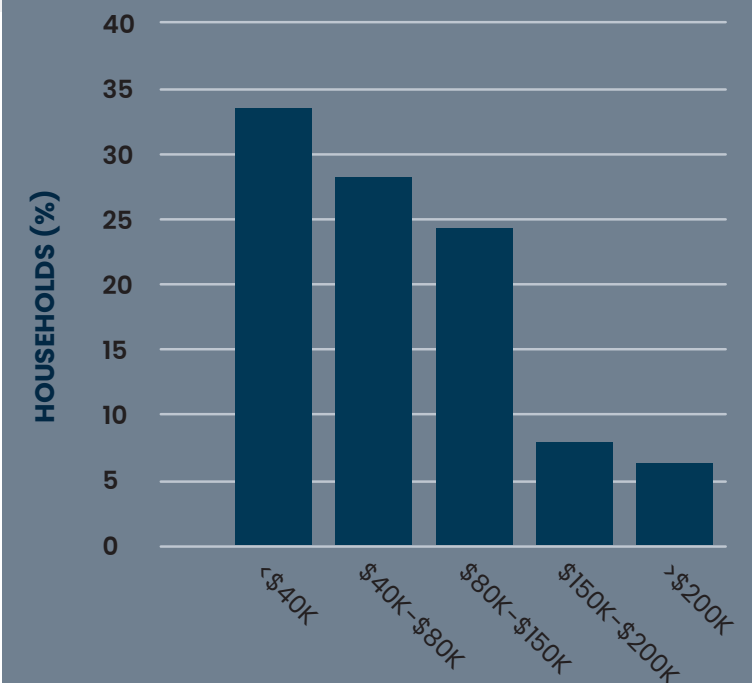
Over 30,689 new households are expected by 2033 — signaling sustained rental demand and long-term stability for multi-residential investments in the downtown core.

Population Growth

The population within a 5 km radius is projected to reach 299,565 by 2033.

20.02%
GROWTH
BY 2033

2023 HH Income | 5 km Radius



INCOME BRACKET (CAD)

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Population

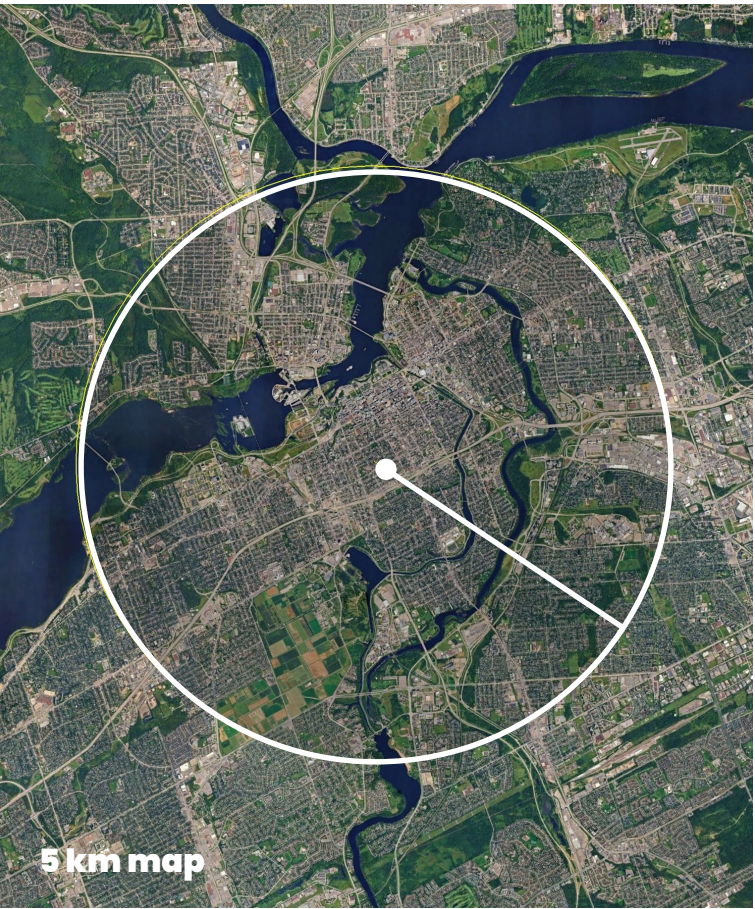
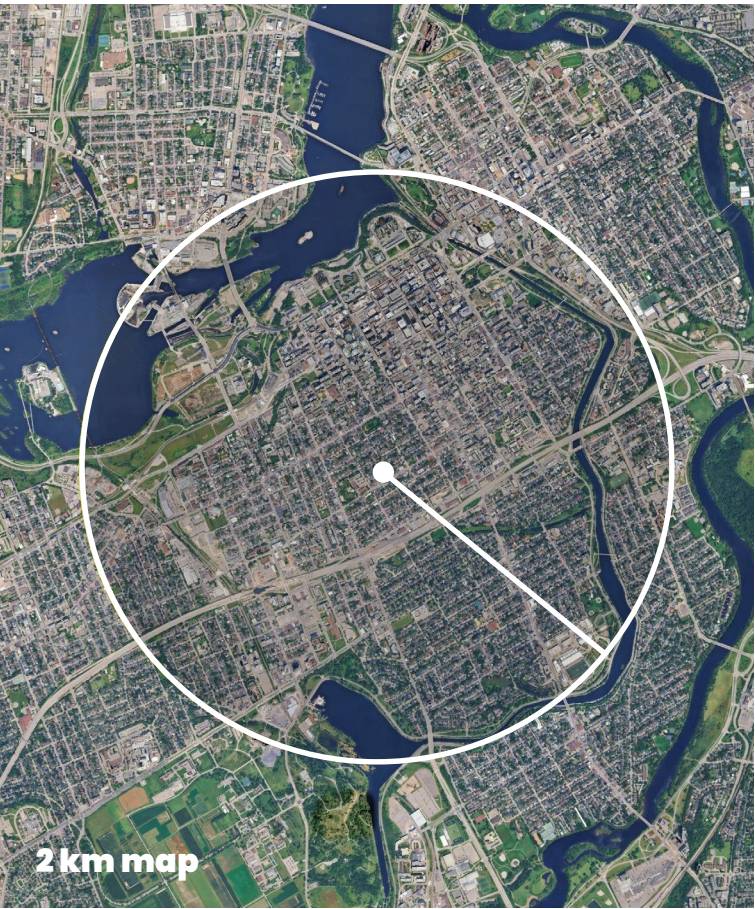
	2 km	5 km	10 km
2023 Population	70,082	249,600	661,545
2028 Population Projection	77,284	275,977	728,167
2033 Population Projection	83,517	299,565	787,691
Annual Growth 2023 – 2028	2.1%	2.1%	2.0%
Annual Growth 2023 – 2033	1.9%	2.0%	1.9%
Daytime Population	161,200	389,795	807,783
Median Age	37.7	38.9	40

Households

	2 km	5 km	10 km
2023 Households	39,457	127,911	302,179
2028 Households Projection	44,633	144,782	340,165
2033 Households Projection	48,721	158,602	371,531
Annual Growth 2023 – 2028	2.6%	2.6%	2.5%
Annual Growth 2023 – 2033	2.3%	2.4%	2.3%
Average Household Size	1.7	1.9	2.2
Private Household Population	67,931	241,504	646,555

Income

	2 km	5 km	10 km
Average Household Income	\$ 95,999	\$ 96,025	\$ 99,038
Median Household Income	\$ 63,079	\$ 61,747	\$ 67,743
Per Capita Income	\$ 54,048	\$ 49,209	\$ 45,239
Agg. Household Expenditure	\$ 3.7B	\$ 11.9B	\$ 28.5B
Avg. Household Expenditure	\$ 93,014	\$ 92,660	\$ 94,431
\$40,000 – \$60,000	6,123	19,813	48,637
\$60,000 – \$80,000	5,133	16,102	41,196
\$80,000 – \$100,000	4,242	13,140	35,147
\$100,000 – \$150,000	5,644	17,936	48,070
\$150,000 – \$200,000	3,032	10,091	25,390



Thriving Downtown Location

Positioned in one of Ottawa’s fastest growing urban districts, 186 James Street is surrounded by a highly educated, professional tenant base. The population within a 2 km radius exceeds 70,000 and is projected to rise nearly 20% by 2033. With an average household income approaching \$96,000 and over half of residents living in single-person households, this neighbourhood offers exceptional fundamentals for stable occupancy and rental growth.





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