

For Sale

424 Nelson St, Ottawa ON | \$2,375,000

Multi-Residential Property



Rooms	18 + 2 potential
Lot Size	0.093 Acres
Building Size	~5,105 SF
Zoning	R4 - Residential Fourth Density Zone - R4UD[480]

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Property Highlights



- The building is comprised of 4 units with a total of 18 rooms
- Two 5-bedroom units and two 4-bedroom units
- Opportunity to easily add two additional doors
- Partially furnished units, including appliances, TVs, washer and dryer, quickly attract and retain tenants
- Rarely will this building have a vacancy given its central location and proximity to the University of Ottawa, the Rideau Canal, several bars and restaurants and many parks
- Close to the 417, many light-rail transit and bus stops, providing convenient access to all Ottawa has to offer

Rent Roll

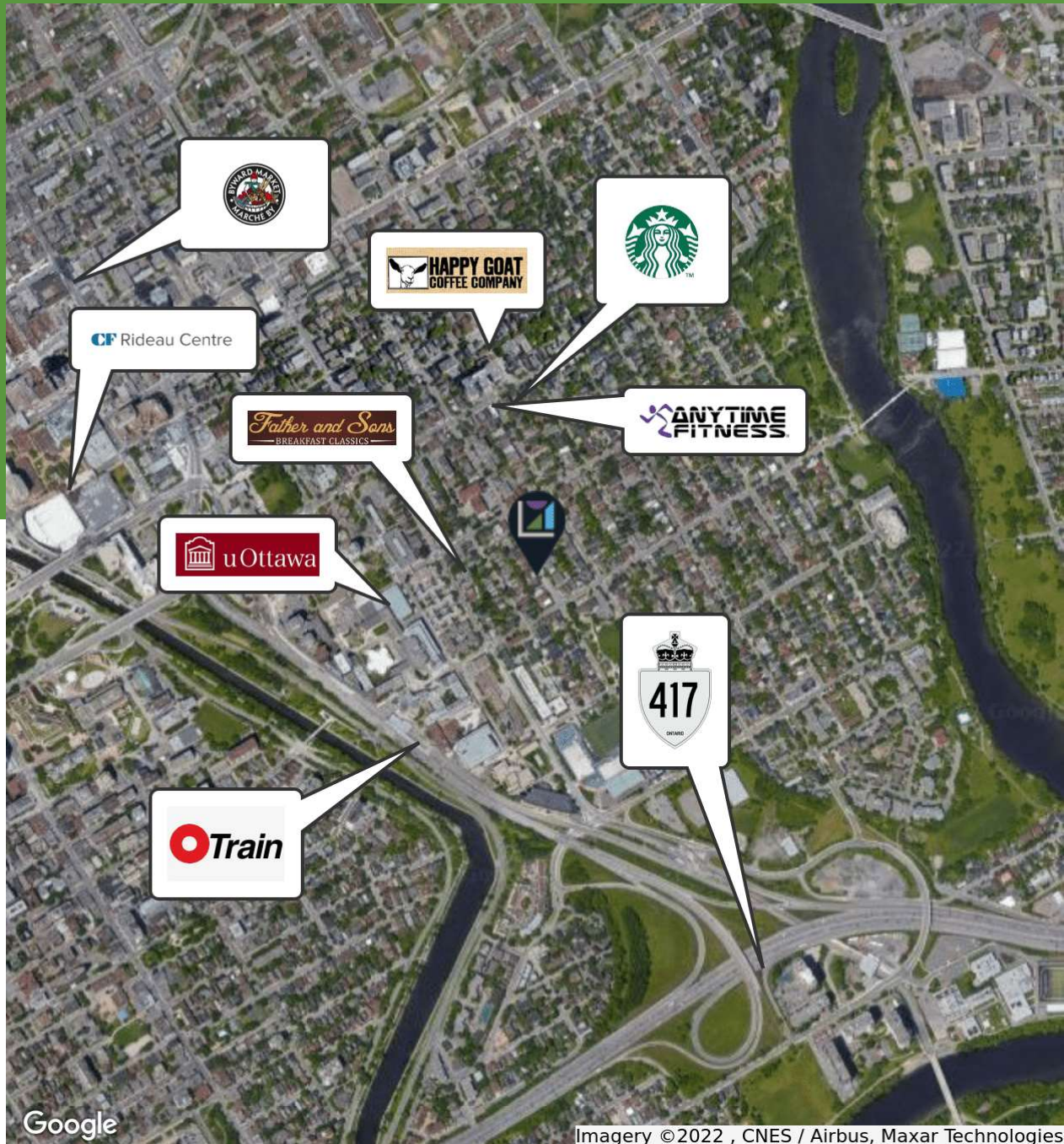
SUITE	BEDROOMS	RENT
1-424	4	\$39,600
2-424	5	\$46,800
1-422	4	\$39,600
2-422	5	\$40,986
Parking	-	\$4,500
TOTALS		\$171,486

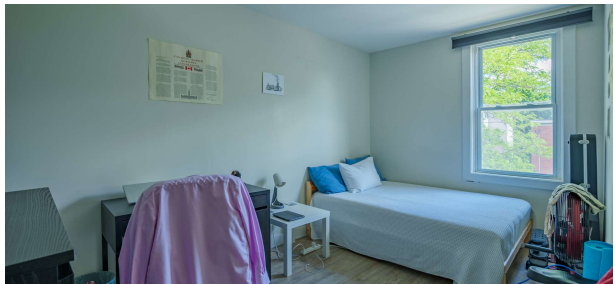


Income & Expense Summary

INCOME SUMMARY	422-424 NELSON ST.
GROSS INCOME	\$171,480
EXPENSE SUMMARY	
Property Taxes	\$15,929
Water/sewer	\$2,518
Insurance	\$9,491
PM & R&M	\$13,000
GROSS EXPENSES	\$40,938
NET OPERATING INCOME	\$130,541

Local Amenities





Additional Photos



Meet Your Summit



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