



Price: \$3,750,000.00

Multi-Family Building for Sale

- 14x bachelor units
- 1x four bedroom unit

CONTACT:

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Salient Facts - Property

Number of Units:	15
Site Area:	5,759 sf 0.132 acres
Zoning:	LC1[2262]
Gross Income:	\$268,080.00
Net Operating Income:	\$172,076.00
Year Built:	1858

Highlights

Exceptional opportunity to invest in a multi-family building located in Sandy Hill, a charming and historic neighborhood in downtown Ottawa. The property features 14 bachelor units and one four-bedroom apartment. Situated just 400 metres from the University of Ottawa, it benefits from a steady demand for rentals from students and professionals alike.

Residents will enjoy a prime location within walking distance of restaurants, museums, parks, and the lively ByWard Market. Essential amenities including grocery stores, LCBO, Shoppers Drug Mart are all just a short walk away. This property offers investors a rare chance to secure consistent, stable, and long-term cash flow in one of Ottawa's most desirable areas.



1 245 Laurier Avenue E., Ottawa

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Highlights

- Fourteen bachelor units and one 4-bedroom unit located about 400 metres from the University of Ottawa
- Laundry facilities on-site
- Charming, historical downtown location
- Steps from all amenities including groceries, pharmacy, fitness centre, coffee shops and more
- Close to the Rideau Centre, the Byward Market, theatres, museums, and nightlife
- Easy access to public transit and HWY 417
- Population of about 73,270 within a 2 km radius

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