



**Price: \$3,489,000.00**

Seven Unit Multi-Family Building for Sale

Unit Mix:

- 6x four bedroom
- 1x two bedroom

CONTACT:

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## Salient Facts - Property

Number of Units:	7
Parking Spaces:	3
Site Area:	4,284.03 sf   0.098 acres
Zoning:	R3Q [1475]
Gross Income:	\$244,747.00
Net Operating Income:	\$171,485.00
Year Built:	1930

## Highlights

Excellent opportunity to invest in a seven unit multi-family property in Old Ottawa South, a trendy neighbourhood popular with students and young professionals. Located less than 500 metres from Carleton University, ensuring consistent high demand for rentals.

This property provides consistent, stable, long-term cashflow for all investors. Rare four-bedroom units. Recently renovated with stainless steel appliances and laundry facilities on-site.

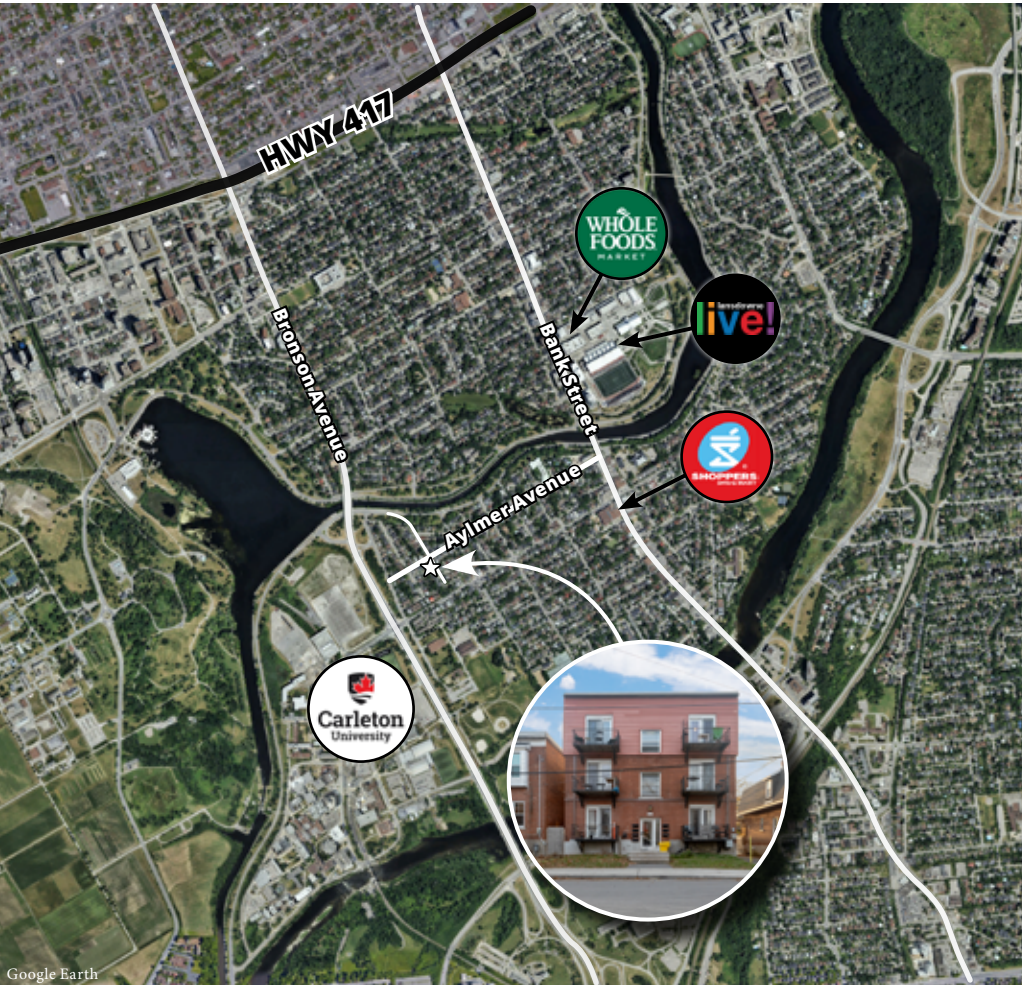


Google Earth

1 46 Carlyle Avenue, Ottawa

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## Highlights

- Six 4-unit apartments and one 2-bedroom apartment located less than 500 metres from Carleton University and close to the University of Ottawa
- Renovated units with stainless steel appliances and on-site laundry facilities
- Walk to amenities such as Shopper's Drug Mart, Whole Foods, restaurants, shopping, and nightlife on Bank Street in trendy Old Ottawa South
- Close to Lansdowne Place in the Glebe, home to large events such as concerts, sports, cultural and seasonal festivals, and farmer's markets
- Population of about 43,185 within a 2km radius

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