



238 Laurier Avenue East/296A Nelson Street, Ottawa, ON

Newly Completed Multi-Family Investment Opportunity

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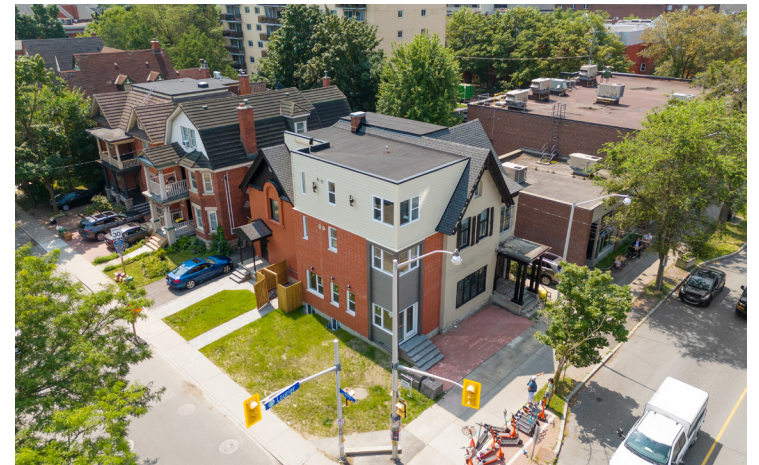
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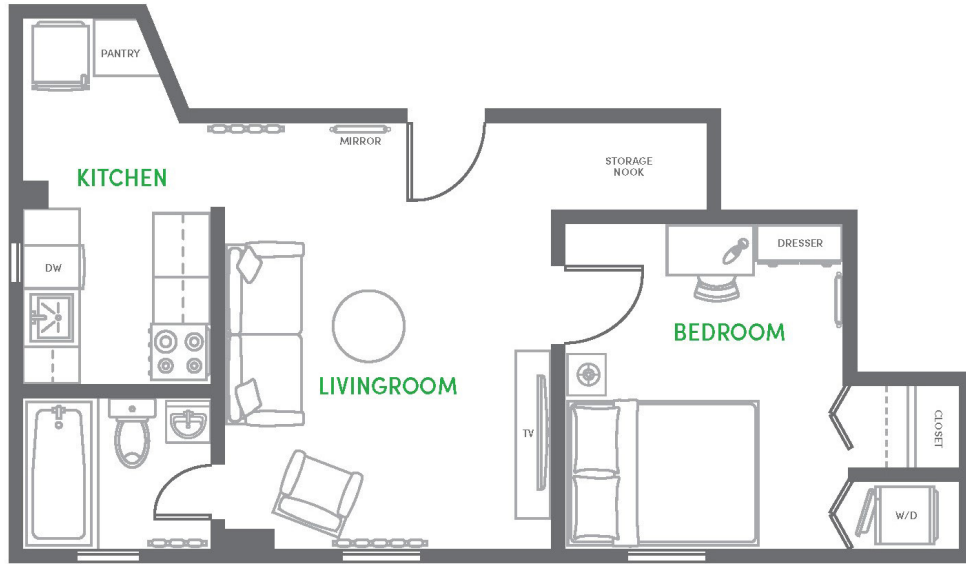
Property Overview

Address	238 Laurier Avenue East/296A Nelson Street, Ottawa, ON
Location	Located in the heart of Sandy Hill at the corner of Nelson Street and Laurier Avenue East.
Units	Ground Floor Retail Space Studio Apartments - 2 1-Bedroom Units - 4
	Commercial Space: 2,760 SF
Unit Areas	Unit 1: 390 SF Unit 4: 352 SF Unit 2: 533 SF Unit 5: 448 SF Unit 3: 284 SF Unit 6: 284 SF
Sales Price	\$4,100,000
Property Taxes	Commercial: \$14,827.19 (2024) Residential: \$4,732.68 (2024)
PIN#	042090023
Legal Description	PLAN 14349 PT LOT 1 NELSON W
Comments	<ul style="list-style-type: none">• Standalone multi-purpose building nestled in the heart of Sandy Hill• Property consists of 6 fully furnished apartments, all inclusive (2) studio and (4) 1-bedroom apartments• Ground floor commercial space currently pending tenant fitup• Potential for owner occupation of the ground floor• Fully air-conditioned units with high speed internet and digital locks• Walking distance to Ottawa University• Local transit and many amenities nearby• Easy access from Highway 417

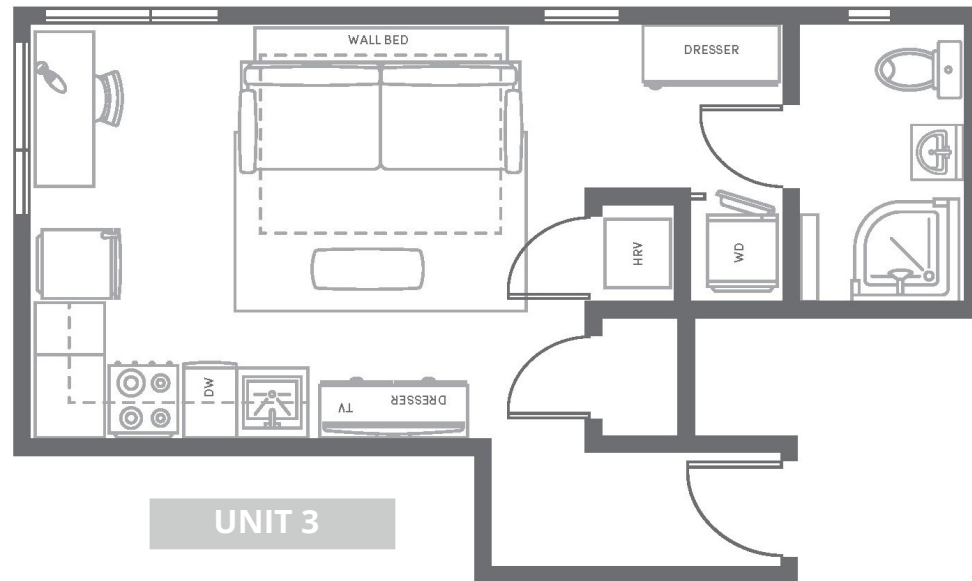




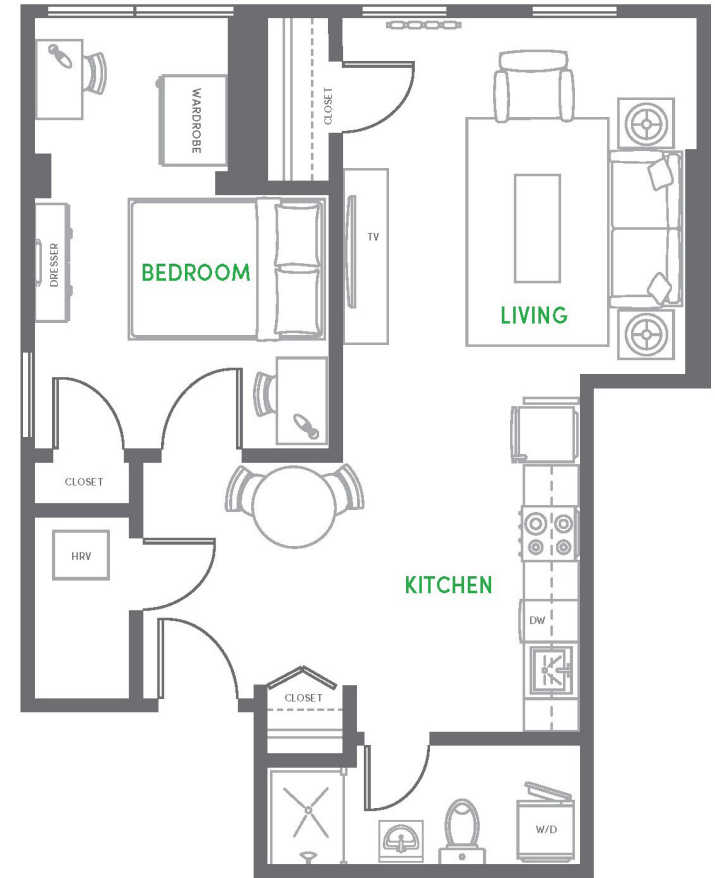
Floor Plans



UNIT 1

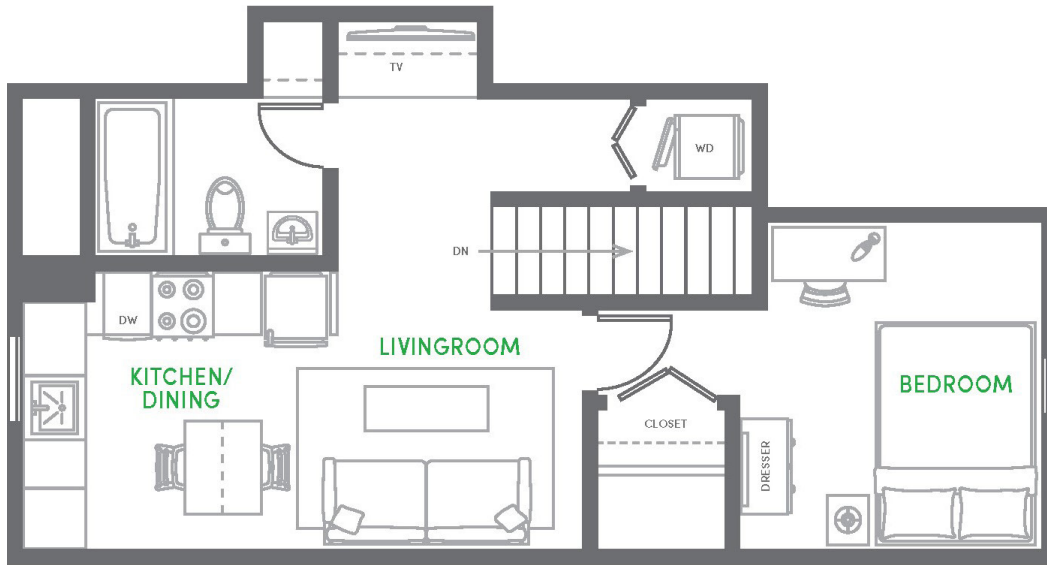


UNIT 3

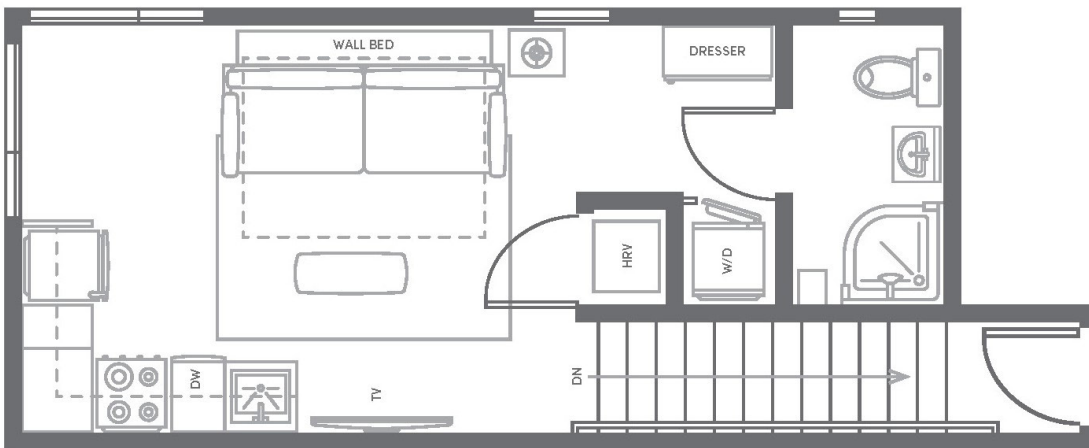


UNIT 2

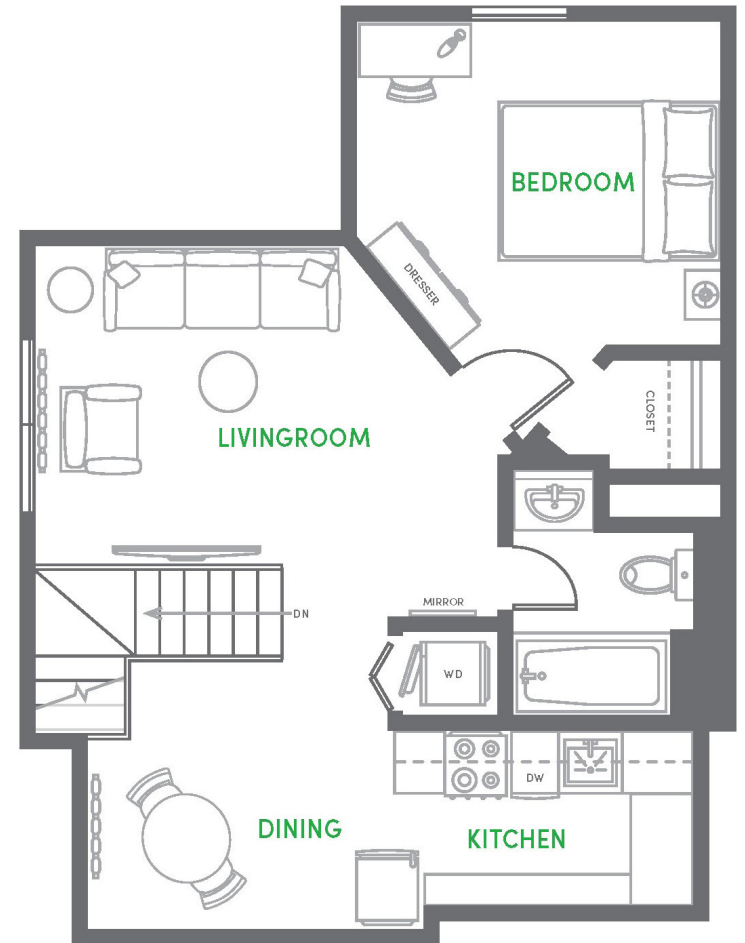
Floor Plans



UNIT 4

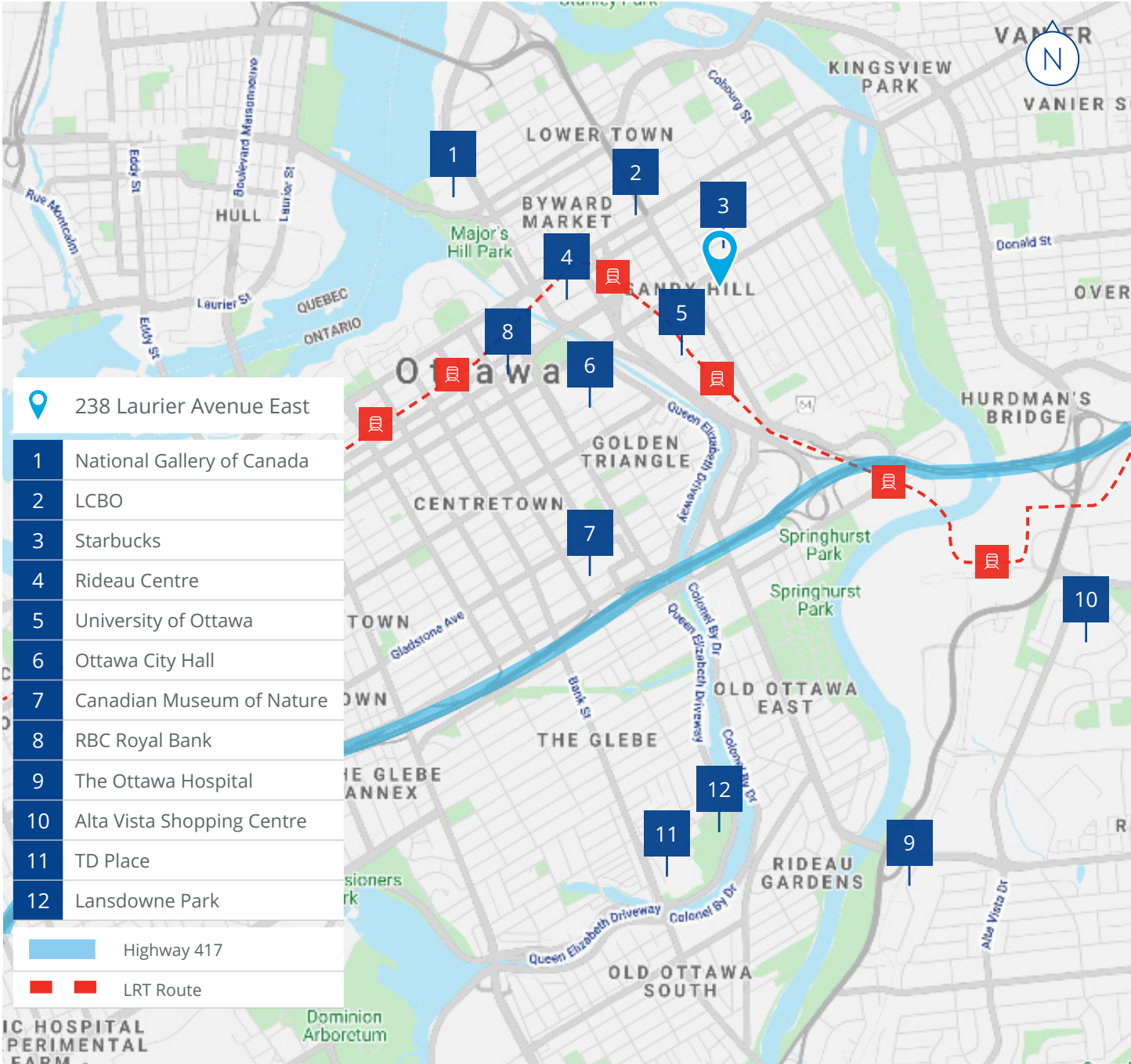


UNIT 6



UNIT 5

Nearby Amenities





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