



35 Monk Street

Ottawa, ON

Premier Multifamily Investment Opportunity

CBRE

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For Sale
35 Monk Street | Ottawa, ON

Newly constructed apartment building in the heart of the Glebe, immediately adjacent to Lansdowne Park and steps from Bank Street.

Set in one of Ottawa’s most sought-after neighbourhoods, 35 Monk Street combines a premier lifestyle location with the durability and low operating costs of modern construction. Residents are within a 3–5 minute walk of cafés and restaurants, a 5–10 minute walk to grocery, pharmacy, and banking, and benefit from direct transit access along the Bank Street corridor.



8-Unit Apartment Building

INVESTMENT HIGHLIGHTS

Building Design & Interior Finishes

- + **2024 Construction** — Newly built, with limited near-term capital requirements
- + **Quartz Countertops** — Modern, durable finishes throughout the kitchens
- + **Durable Vinyl Plank Flooring** — Wear-resistant and easily replaceable
- + **Aluminum Balcony Systems** — Weather-resistant and low-maintenance
- + **9-Foot Ceilings & Abundant Natural Light** — Elevated unit appeal across all suites

Operating Efficiency & Systems

- + **High-Efficiency Mechanical Systems** — Central air-handling unit with boiler system
- + **LED Lighting** — Reduced energy consumption and operating costs
- + **Efficient Operating Profile** — Modern systems supporting low-maintenance ownership

Location & Market Fundamentals

- + **Premier Glebe Location** — Steps from Lansdowne Park, with a 99 Walk Score and 100 Bike Score for immediate access to retail, dining, and entertainment
- + **Strong Rental Demand** — 63% renter population and \$136,901 average household income within a 2 km radius
- + **Long-Term Value Growth** — Prime urban fundamentals supporting sustained rental demand and capital appreciation

35 MONK STREET

SUITE COMPOSITION

- + 1 × One-Bedroom
- + 3 × Two-Bed / One-Bath
- + 4 × Two-Bed / Two-Bath

YEAR BUILT

2024

CONSTRUCTION

3-storey, wood-frame with a lower (basement) level and walk-up access

LAUNDRY

All suites are equipped with in-suite laundry

ZONING

MS1 H(15)

SITE SIZE

3,089 SF
(44.10 FT x 70.20 FT)

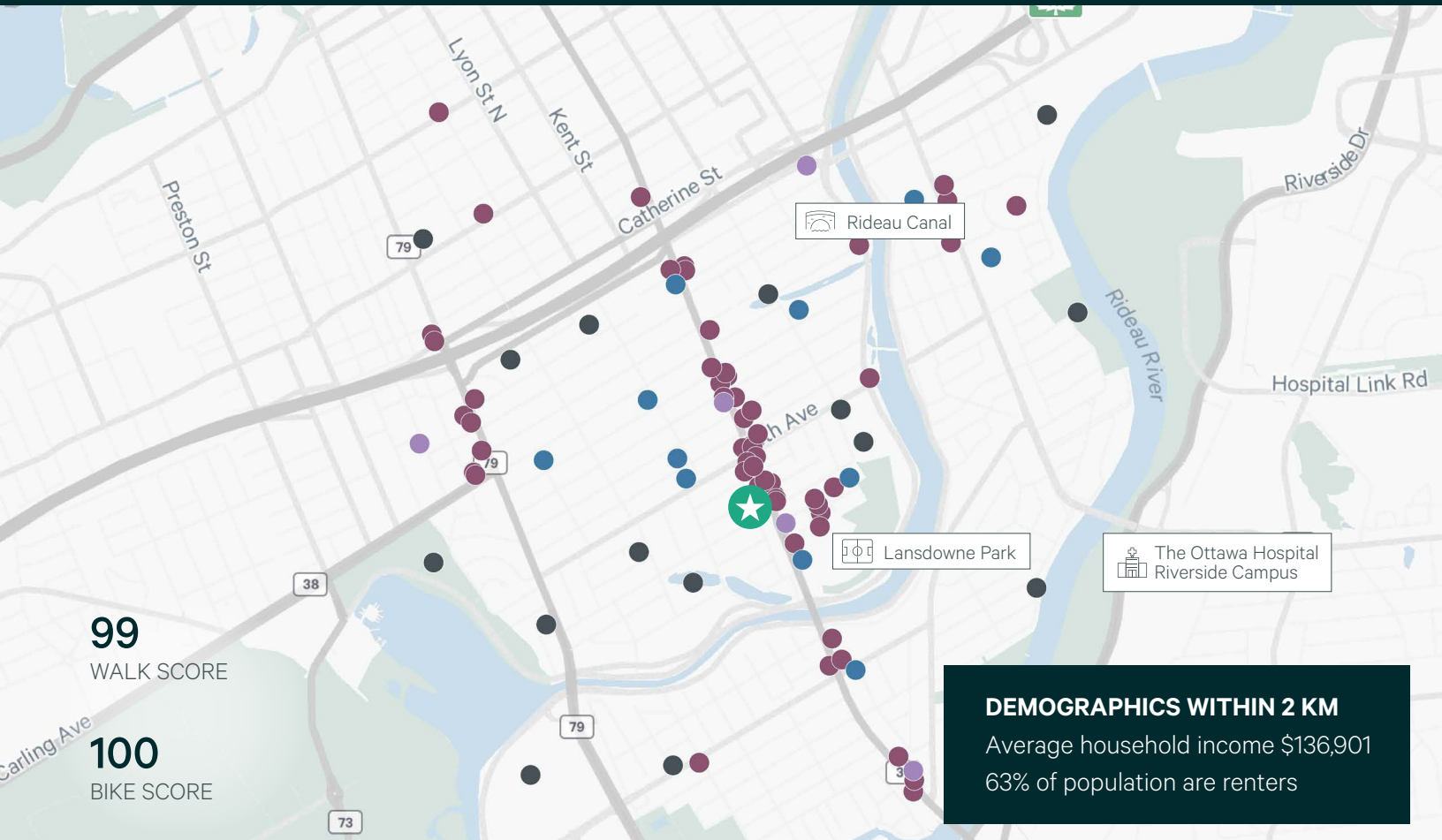
ASKING PRICE

\$4,650,000



AREA AMENITIES

- Lansdowne Park (adjacent) - TD Place Stadium & Arena, cinema, fitness facilities, restaurants, and year-round programming including the Lansdowne Farmers' Market
- Bank Street corridor - Whole Foods, LCBO, Shoppers Drug Mart, TD Bank, plus cafés and restaurants, all within a 5–10 minute walk
- Rideau Canal & pathways - Year-round recreation steps away, with strong transit connectivity along Bank Street to the wider city



★ 35 Monk Street ● Restaurants/Services ● Schools ● Parks ● Grocery

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