



155 Marquette Ave. | Ottawa, ON

PURPOSE-BUILT 6-UNIT APARTMENT BUILDING

Considerable recent upgrades & opportunities to add value
Assumable financing at attractive interest rate



1505 Carling Ave, 2nd Floor, Ottawa
www.capitalcommercial.ca
info@capitalcommercial.ca

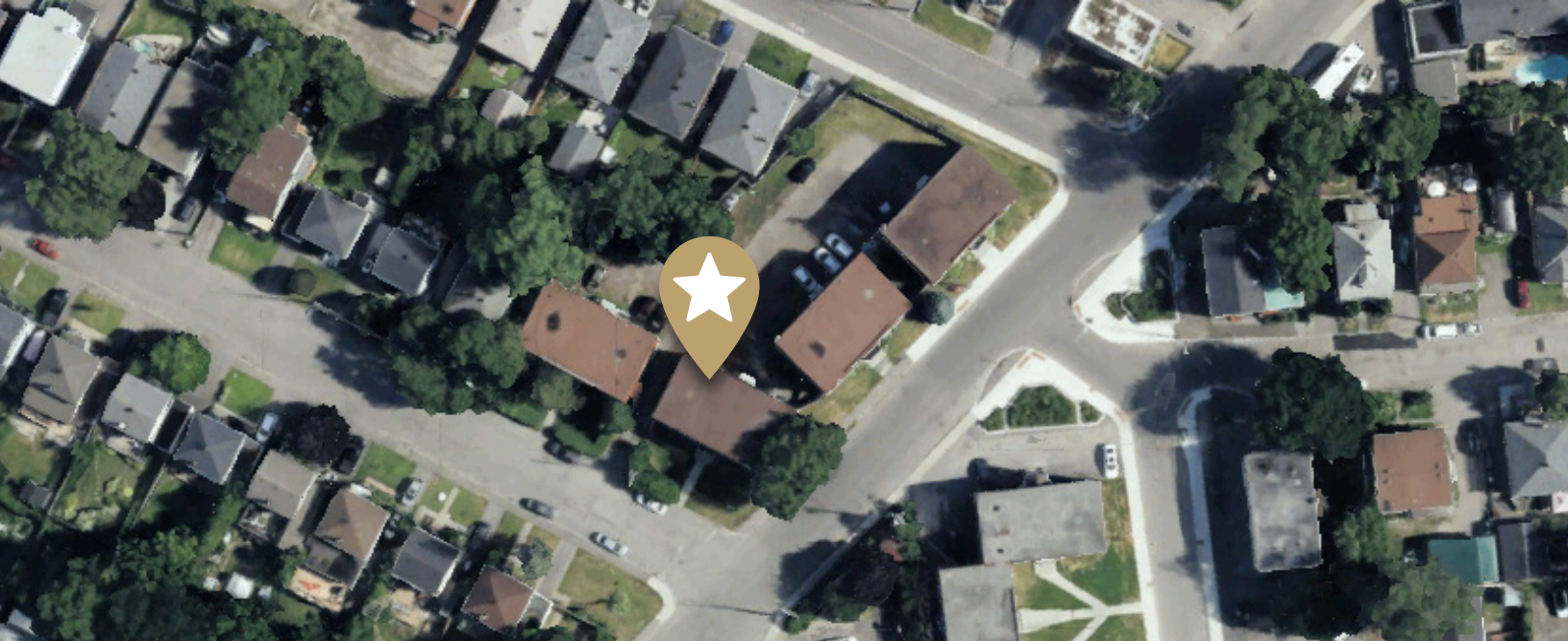


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EXECUTIVE SUMMARY & PROPERTY HIGHLIGHTS



155 MARQUETTE AVE. is a purpose built 6-unit (4 x 2 bedroom, 2 x 1 bedroom) apartment building in close walking distant to trendy Beechwood Avenue. This property has undergone extensive recent improvements over the last 5 years.



- All new mechanical and laundry room (plumbing and concrete slab)
- New energy efficient boiler
- 6 brand new hot water tanks
- All new energy efficient vinyl windows
- Fire alarm inspections performed annually since 2017
- Assumable mortgage at 2.17% interest allows a buyer lower interest payments, higher principal paydown, and more cash flow in year 1, even with additional financing in second position.
- Interest cost savings with assumable mortgage based on \$917,694.98 principal at March 2, 2024.
 - Current interest costs at 2.17%:
\$1,645 monthly avg., \$19,739 annually
 - Compared to 4% interest:
\$3,040 monthly, \$36,484 annually
\$1,395 monthly savings, \$16,746 annual savings
 - Compared to 5% interest:
\$3,805 monthly, \$45,660 annually
\$2,160 monthly savings, \$25,921 annual savings
 - Compared to 6% interest:
\$4,570 monthly, \$54,846 annually
\$2,926 monthly savings, \$35,107 annual savings
 - Compared to 7% interest:
\$5,337 monthly, \$64,039 annually
\$3,692 monthly savings, \$44,300 annual savings

Please note the above amounts are estimates and should be verified by a buyer.
- In-place zoning (R4S) provides potential for increasing density through renovations or redevelopment.

PROPERTY DETAILS

ADDRESS: 155 MARQUETTE AVE.
NEIGHBOURHOOD: BEECHWOOD VILLAGE / VANIER NORTH
UNIT MIX: 6 UNITS

- 4 x 2 bedroom, 1 bathroom
- 2 x 1 bedroom, 1 bathroom

YEAR BUILT: 1953
LAND SIZE: 7,588 SQ. FT. (APPROX.)
PARKING: 5 SPACES (INC. 2 TANDEM)
LAUNDRY:

- 1 x washer (coin-operated)
- 1 x dryer (coin-operated)

STORAGE LOCKERS: 6 LOCKERS
ZONING: R4S – RESIDENTIAL FOURTH DENSITY ZONE, SUBZONE “S”
HEATING:

- Hot water radiator
- Newly installed high-efficiency gas-fired boiler

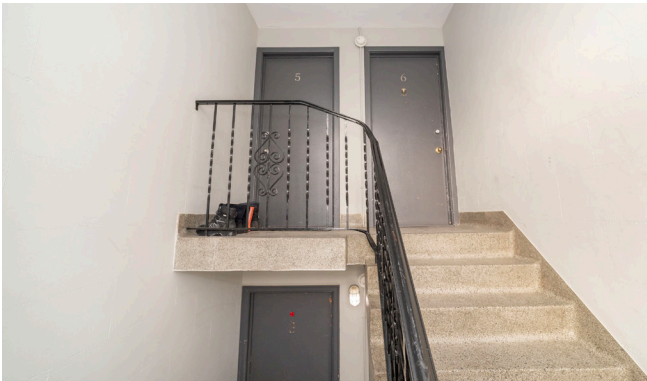
LEGAL DESCRIPTION: PLAN JG PT LOT 4 PLAN 4M27
PT LOT 116 PT CLOSED ST RP 4R19397
PARTS 7 TO 9
PIN: 04234-0205



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





Florian Nagelschmitz, Broker



Capital Commercial Investment Corporation, Brokerage,

is a full service Real Estate Brokerage firm which specializes in the Investment Commercial, Multi-Residential, Development Land, and Seniors' Housing markets throughout Ontario.

We offer a full range of related services including construction management, leasing, valuation, and property management. We are committed to providing the highest standard of professional service as a result of in-depth market and investment knowledge, dedication to integrity, and our drive to succeed.

Florian Nagelschmitz has worked in the commercial real estate industry for over ten years, with investment sales experience across commercial asset classes including multi-residential, retail, seniors' housing, development land and land speculation. Utilizing targeted information gathering tools and a Canada-wide network, Florian identifies off-market opportunities specific to the needs of the institutional, private equity and individual investors he represents.

Florian holds a bachelors commerce degree in Real Estate and Housing from the University of Guelph.

