Integrity. Dedication. Professionalism. MULTI-FAMILY BUILDING FOR SALE

245 Laurier Avenue E., Ottawa







Price: \$3,469,000.00

Multi-Family Building for Sale

- 14x bachelor units
- 1x four bedroom unit

CONTACT:

Charles Mirsky

Vice President Brokerage Services, Broker

613-759-8383 x229 charlesmirsky@districtrealty.com

Jason Shinder

CEO, Broker of Record

613-759-8383 jasonshinder@districtrealty.com

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.

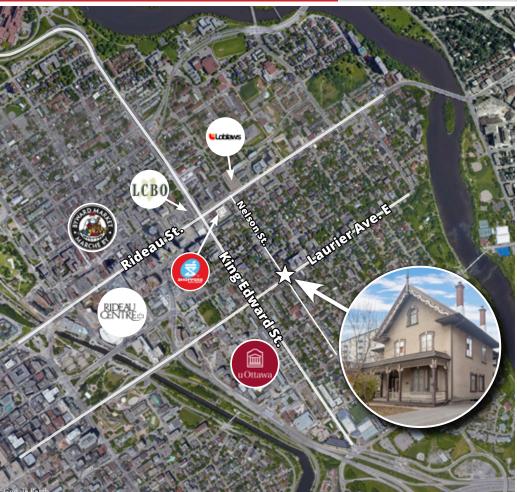
Situated just 400 metres from the University of Ottawa, it benefits from a steady demand for rentals from students and professionals alike. Residents will enjoy a prime location within walking distance of restaurants, museums, parks, and the lively ByWard Market. Essential amenities including grocery 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.

District Realty Corporation Brokerage



245 Laurier Avenue E., Ottawa









CONTACT:

Charles Mirsky

Vice President Brokerage Services, Broker

613-759-8383 x229 charlesmirsky@districtrealty.com

Jason Shinder

CEO, Broker of Record

613-759-8383 jasonshinder@districtrealty.com

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

District Realty Corporation Brokerage

