

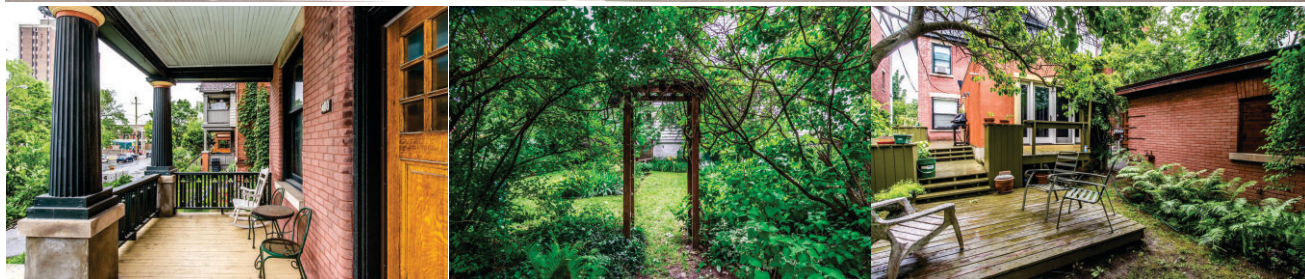


**REAL ESTATE
BROKERAGE**

**COMMERCIAL
REAL ESTATE**

**MULTI
FAMILY**

FOR SALE



400 O'CONNOR STREET

DOWNTOWN, OTTAWA, ON

4 Unit in PRIME downtown location across from the Museum of Nature!

NEW PRICE \$ 999,000

EXCLUSIVE LISTING AGENT

DAVE MCGAHAN

Sales Representative

Direct: 613-604-0610

dave.mcghan@clvgroup.com

CLV REALTY CORPORATION

Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200

Ottawa, ON K2P 1Z2

613-728-2000 X 231

www.clvrealty.com

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REAL ESTATE BROKERAGE

400 O'CONNOR STREET, OTTAWA, ON
MULTI-FAMILY

400 O'Connor Street

Property Summary

Address: 400 O'Connor Street, Ottawa, ON., K2P 1W3

Property Description

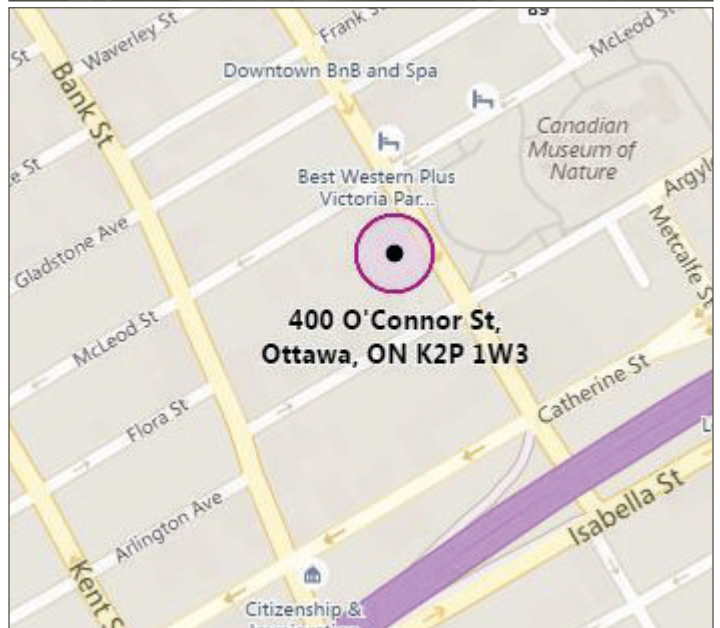
Multi-family building, 4 units, mixed suites, located in Prime downtown location, close to queensway, transit, shops and YMCA and Museum of Nature

Suite Mix		Qty
Apartment 1-2 (Estimated)	\$	2,500.00
Apartment 3	\$	1,500.00
Apartment 4	\$	1,400.00
Apartment 5 (Estimated)	\$	725.00
Total		\$ 6,125.00

Property Evaluation

Revenue	Monthly	Annual
Rental Income	\$6,125.00	\$73,500.00
Parking Potential (Laundry Included)		\$1,800.00
Gross Revenues		\$75,300.00
Vacancy 2%		\$1,506.00
Net Revenue		\$73,794.00
Expenses		
Realty Taxes (2016)		\$11,356.00
Insurance		\$4,601.00
Repairs/Maintenance (\$850/unit)		\$3,400.00
Superintendant (\$250/month)		\$3,000.00
Water		\$1,501.00
Gas		\$4,070.00
Hydro		\$1,735.00
Total Expenses		\$29,663.00
Net Operating Income		\$44,131.00

Unit 3 - New lease until August 2017.



PROPERTY DESCRIPTION

NEW PRICE \$999,000
Newer wiring throughout
Natural Gas Heating
Huge lot 34.50 Feet x 165.00 Feet
Potential income for laundry
Zoning - R4T[479]
Small driveway access rear of building
400 O'Connor is a designated heritage building that lies within the boundaries of the Centretown Heritage Conservation District

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UNIT DESCRIPTION

Apartment 1/2 – This is the perfect owner occupied unit with formal living room and dining room. Much of the original wood work and stain glass windows remain. Exclusive use of expansive gardens in the backyard to lounge or entertain large groups including hosting weddings in the past. A bonus (unit two which is across the hall) is perfect for a home office/ guest room and includes a separate bathroom.

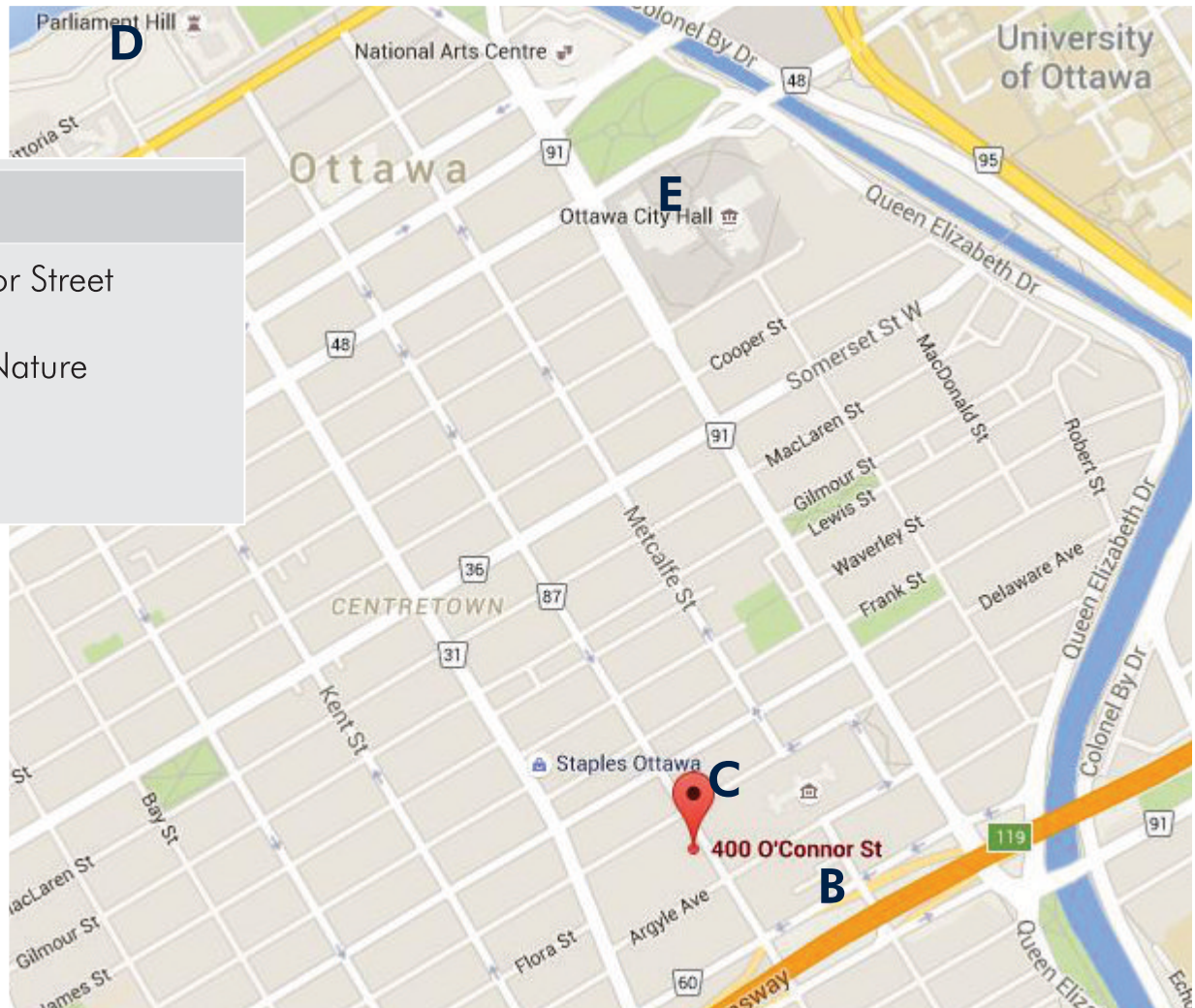
Apartment 3 – Three bedroom second floor unit has great views of the Museum especially from the bedroom/den which boasts a large deck. Large galley style kitchen provides ample cupboards and a nice eat in area.

Apartment 4 – Large top floor two bedroom unit with incredible view of the Museum of Nature is featured in this renovated two bedroom unit. This would be a great space for a home office.

Apartment 5 – Basement one bedroom unit. Private entrance from the side and good size living area.

Legend

- A - 400 O'Connor Street
- B - 417
- C - Museum of Nature
- D - Parliament
- E - City Hall



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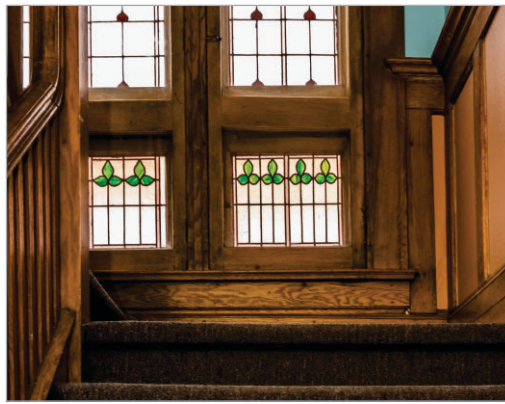
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PROPERTY PHOTOS



Beautiful hardwood floors, lots of character and charm!



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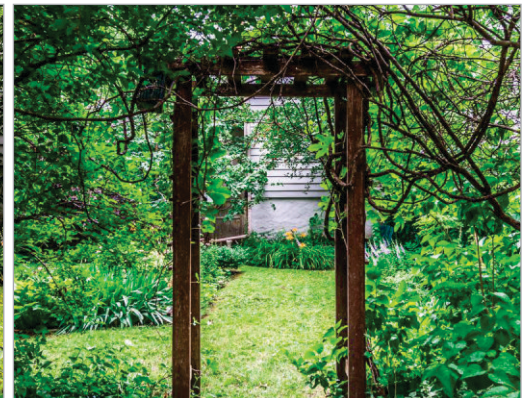
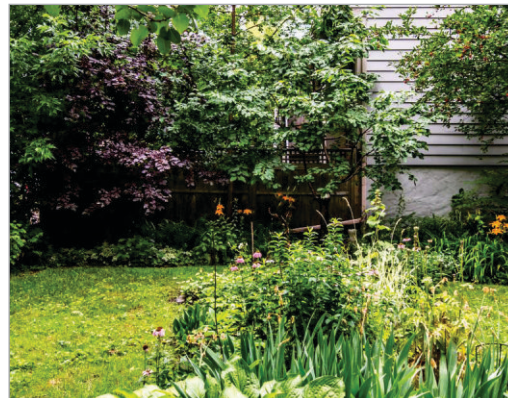
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PROPERTY PHOTOS



Backyard oasis and beautiful front yard views!!



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