



REAL ESTATE  
BROKERAGE

MULTI  
FAMILY

FOR SALE



**NEW PRICE**

Now \$4,795,000



55 SWEETLAND AVENUE, OTTAWA  
20 Units with Development Potential!



**Exclusive Listing Agent**

**Dave McGahan**

Sales Representative

dave.mcgahan@clvgroup.com

www.clvrealty.com

613-604-0610



CLV REALTY CORPORATION

Brokerage  
485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2

613-728-2000 x 231

www.clvrealty.com

Information provided regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



# REAL ESTATE BROKERAGE

55 SWEETLAND AVENUE, OTTAWA, ON

MULTI-FAMILY

## Property Address

Address: 55 Sweetland Avenue, Ottawa, ON K1N 7T7

## Property Description

**AMAZING OPPORTUNITY!** to develop parking lot for additional building and/or go higher on existing building! Multi-family solid concrete and brick building, mixed suites, 2 blocks to Ottawa University, close to transit, Canal and Ottawa downtown Market. Very easy to Rent!

Suite Mix	Qty
Bachelor	3
1 Bedroom	11
2 Bedroom	6
<b>Number of Units</b>	<b>20</b>

## Property Evaluation

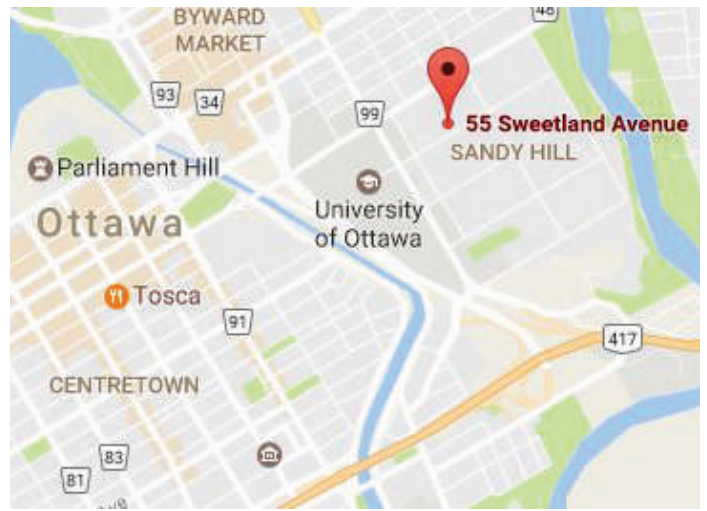
Revenue	Annual
Rental Income	\$234,096.00
Parking	\$3,600.00
Laundry	\$3,360.00
<b>Potential Gross Revenues</b>	<b>\$241,056.00</b>

Vacancy 2%	\$4,821.00
<b>Effective Gross Revenues</b>	<b>\$236,235.00</b>

## Expenses

Realty Taxes	\$31,130.00
Insurance	\$5,000.00
Maintenance (\$850/unit)	\$15,000.00
Property Management (4%)	\$9,642.00
Water	\$5,605.00
Gas	\$7,903.00
Hydro	\$2,164.00
Snow	\$1,500.00
<b>Total Expenses</b>	<b>\$77,944.00</b>

<b>Net Operating Income</b>	<b>\$158,291.00</b>
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## Highlights

- > Development Potential!
- > Sold Brick/ Concrete Building
- > Natural Gas boiler
- > Tenants pay for Hydro
- > Zoning : ^\_R4T
- > Lot Size: 78.74 ' x 123.27 '
- > Rents have room to increase!

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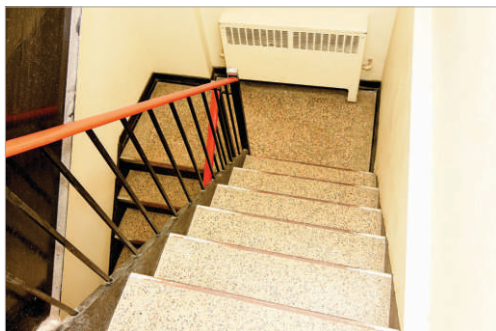
MULTI-FAMILY

## RENT ROLL

Unit	Bed	Rent	Unit	Bed	Rent
Unit 0	Bachelor	\$800.00	Unit 10	2	\$1,323.00
Unit 1	1	\$850.00	Unit 11	Bachelor	\$800.00
Unit 2	Bachelor	\$750.00	Unit 12	1	\$950.00
Unit 3	Bachelor	\$800.00	Unit 14	Bachelor	\$865.00
Unit 4	1	\$875.00	Unit 15	2	\$1,323.00
Unit 5	Bachelor	\$800.00	Unit 16	2	\$1,300.00
Unit 6	Bachelor	\$915.00	Unit 17	Bachelor	\$812.00
Unit 7	1	\$895.00	Unit 18	1	\$1,095.00
Unit 8	Bachelor	\$825.00	Unit 19	Bachelor	\$880.00
Unit 9	2	\$1,300.00	Unit 20	2	\$1,350.00



**Some updates:** Roof replaced approximately 13 years ago, high efficiency boiler system in 2009, Washing machines and dryers in 2012, All units have been upgraded with low flush toilets and faucets in 2013, updated breakers, updated common area lighting with occupancy sensors in 2013, Painted all common areas in 2014 (on going), upgraded life safety equipment in 2014.



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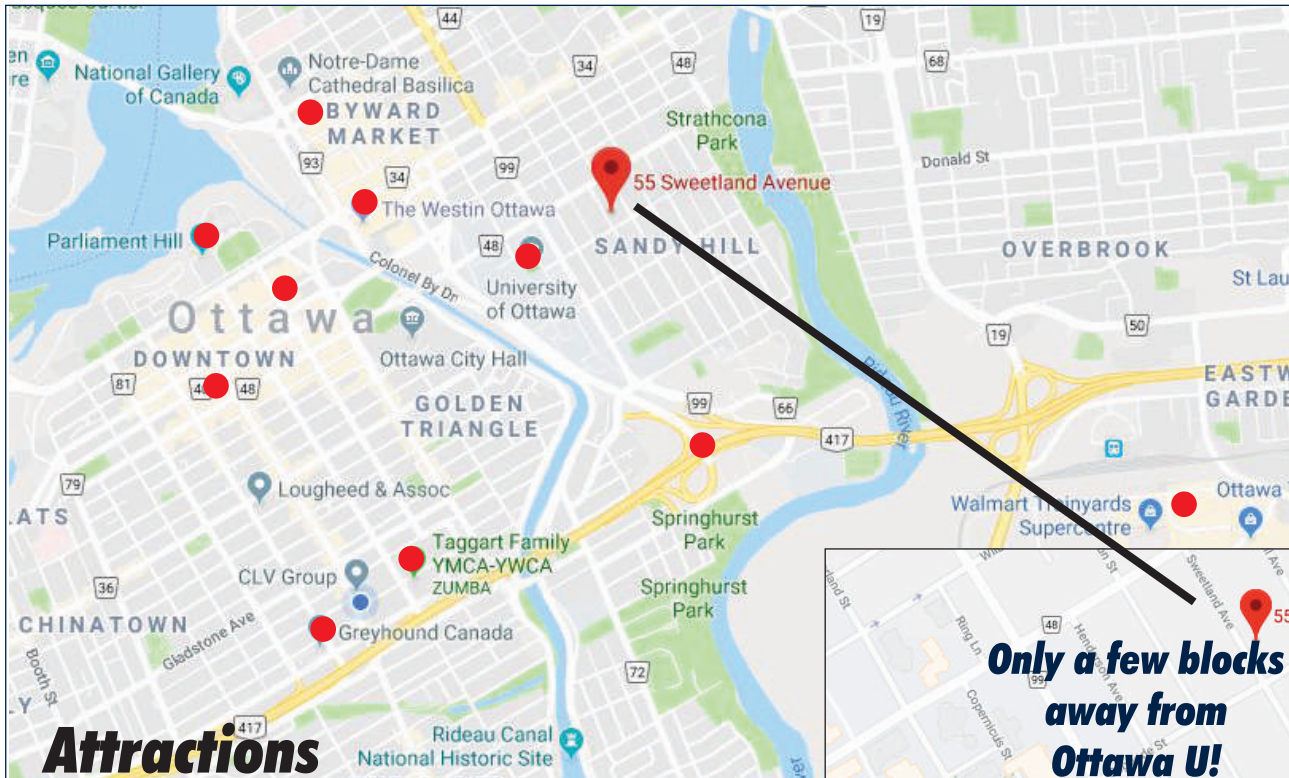




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MULTI-FAMILY



**Attractions**

- Downtown Ottawa
- The Byward Market
- The Westin Ottawa
- Parliament Hill
- 417
- YMCA-YWCA
- Close to the New LRT!
- Ottawa University
- Bus Station
- Trainyards Supercenter (shopping)

Amazing opportunity in the heart of Sandy Hill! Very rare to find, concrete/brick built as 20 unit building with development potential on the large lot (presently used for parking) (to be confirmed by City of Ottawa but possibility of a 4th floor, expand onto building or seek minor variance for an additional building on the site.) One gas-fired boiler system. Hot water heating system with individual radiators in each unit. One hot water tank. 12-13 parking spaces. A few blocks to Ottawa University, LRT stop, the Market and the Canal. **Rents have lots of room to increase!**



**38 GRADS & PADS**

Young, single urban renters

Population: 300,271 (0.86% of Canada)  
Households: 185,276 (1.28% of Canada)  
Average Household Income: \$69,574  
House Tenure: Rent  
Education: University  
Occupation: Service Sector/White Collar  
Cultural Diversity Index: Medium  
Sample Social Value:  
Brand Genuineness

**U3** Urban Young

**Y1** Singles Scene

URBAN

YOUNGER YEARS

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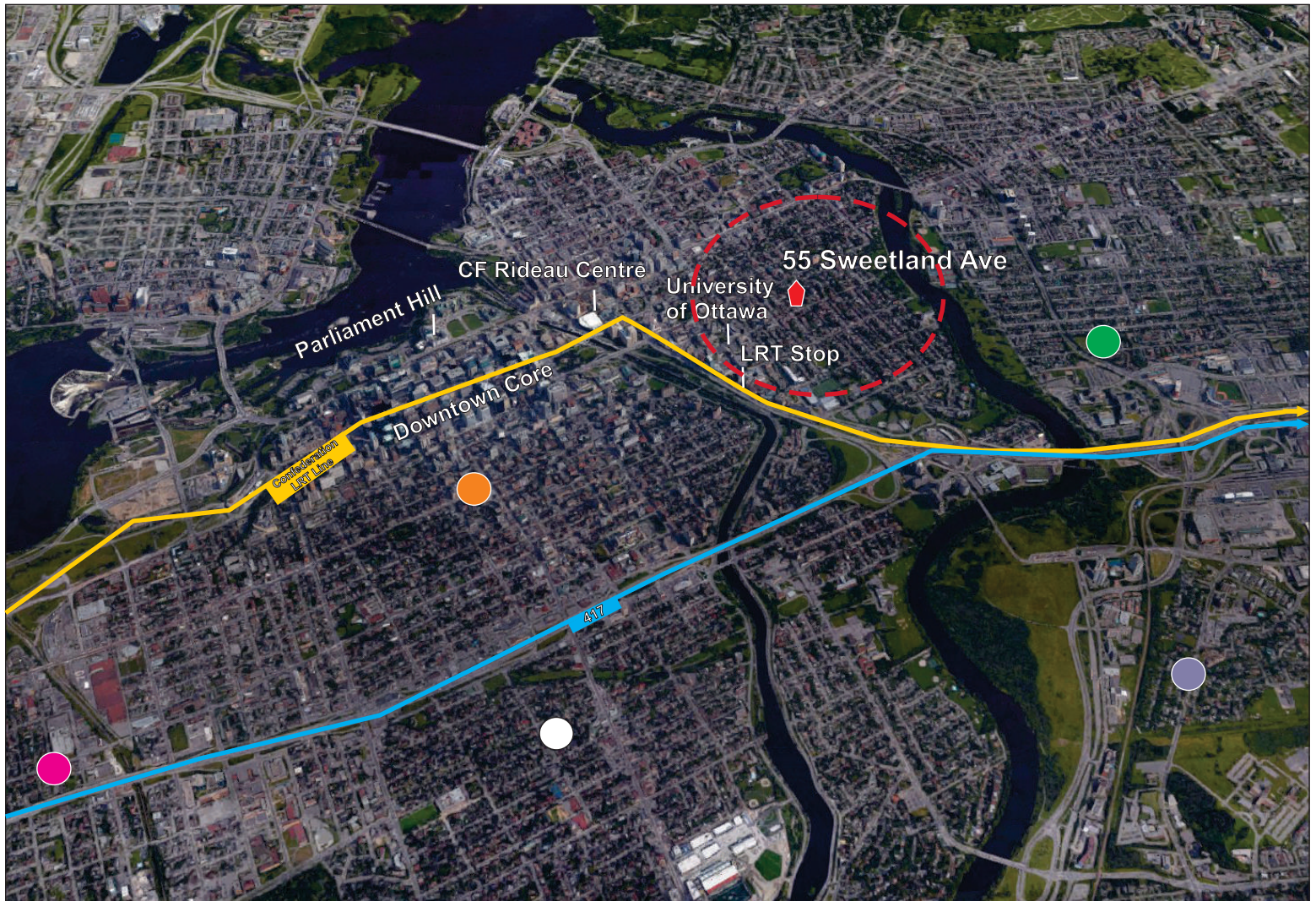




# REAL ESTATE BROKERAGE

55 SWEETLAND AVENUE, OTTAWA, ON

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Subject property



Zoning bylaw amending zoning area



Glebe



Faircrest



Overbrook



Centretown



Westboro

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