



Commercial Real Estate Brokerage | Retail

279 Glynn Avenue, Ottawa

INVESTMENT OPPORTUNITY FOR SALE

Asking \$1,325,000



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Real Estate Brokerage
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CLV Realty Corporation, Brokerage

E. & OE.: The information contained herein regarding this property is from sources which we deem reliable and while thought to be accurate, is not guaranteed and CLV Realty Corporation, Brokerage makes no warranty or representations as to the completeness or accuracy thereof.

Complete Real Estate Solutions Brokerage.

clvrealty.com

CITY LOCATION | OTTAWA

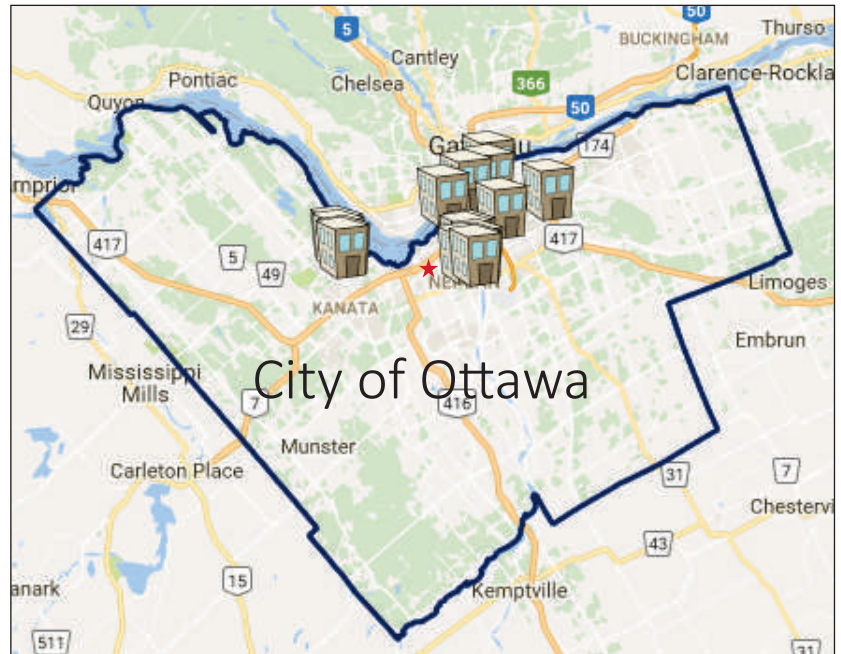
The National Capital Region, Ottawa. It's city limits had been increasing over the years, but it acquired the most territory when it amalgamated all the municipalities of the Regional Municipality of Ottawa–Carleton into one single city.

Ottawa has the Rideau Canal the oldest continuously operated canal system in North America. The city is also home many Canadian museums.

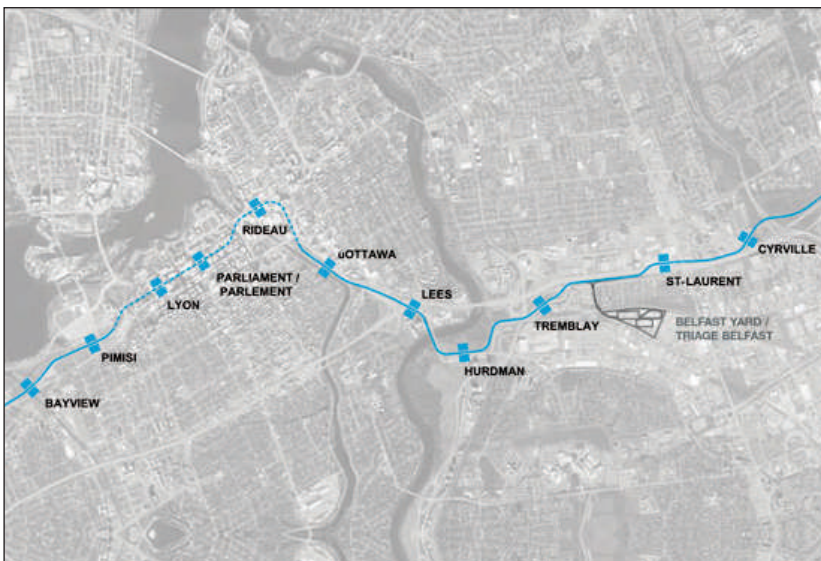
Ottawa hosts a variety of annual seasonal activities, Winterlude, Canada Day celebrations on Parliament Hill and as well as Bluesfest, Tulip Festival, Ottawa Dragon Boat and Ottawa International Jazz Festival, etc.

Ottawa is home to four professional sports teams, Ottawa Senators (Hockey), Ottawa Redblacks (Football) the Ottawa Fury FC (Soccer) and the Ottawa Champions (Baseball).

Ottawa a great place to be !



LIGHT RAIL | LOCATION | STOPS



The first stage of Ottawa's new LRT system will open in 2018. Next, the City plans to extend LRT farther east, west and south. You will be able to get on a train as far east as Trim Road, travel traffic-free through the downtown tunnel, and arrive as far west as Algonquin College or Moodie.

If you're coming from the south, Stage 2 will extend the existing O-Train Trillium Line to Riverside South, while adding stations along the way at Walkley and Gladstone, along with a link that will take you all the way to Ottawa Macdonald-Cartier International Airport.



PROPERTY INFORMATION

PROPERTY DESCRIPTION

279 Glynn Ave, Ottawa, K1K1R9

SUITE MIX

2 Bedroom 4

Number of Units 4

PROPERTY FINANCIALS

Revenue Rental Income	Monthly	Annual
Rental Income	\$6,583.00	\$78,996.00
Gross Revenues		\$78,996.00
Vacancy 1%		\$789.96
Net Revenue		\$78,206.04

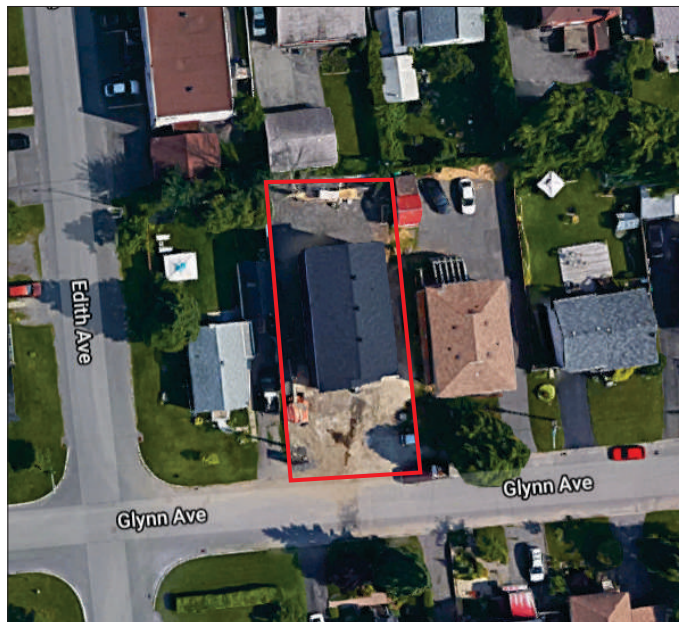
Expenses

Realty Taxes (2018)	\$10,230.00
Insurance	\$3,646.00
Repairs and Maintenance (\$750/ unit)	\$3,000.00
Utilities	\$3,000.00

Total Expenses \$19,876.00

Net Operating Income \$58,330.04

Unit	Bed/Bath	Rent
Unit 1	3 Bed/ 2 Bath	\$1,678.00
Unit 2	3 Bed/ 2 Bath	\$1,756.00
Unit 3	3 Bed/ 2 Bath	\$1,654.00
Unit 4	2 Bed/ 1 Bath	\$1,495.00



HIGHLIGHTS

- Tenants pay all utility bills!
- Newer- Built in 2012
- Large Lot (50.0 F x 104.00 F)
- 4 Large units with top of the line finishings (3-3 Bedrooms w/2 full baths & 1-2 bedroom w/2 full baths)
- Basement unit radiant heat and no central air
- 3 Stainless steel appliances in each unit
- All hotwater tanks owned
- Same functional layout in above ground units!
- Fully occupied!
- Great tenant mix!
- Central air conditioning in three units

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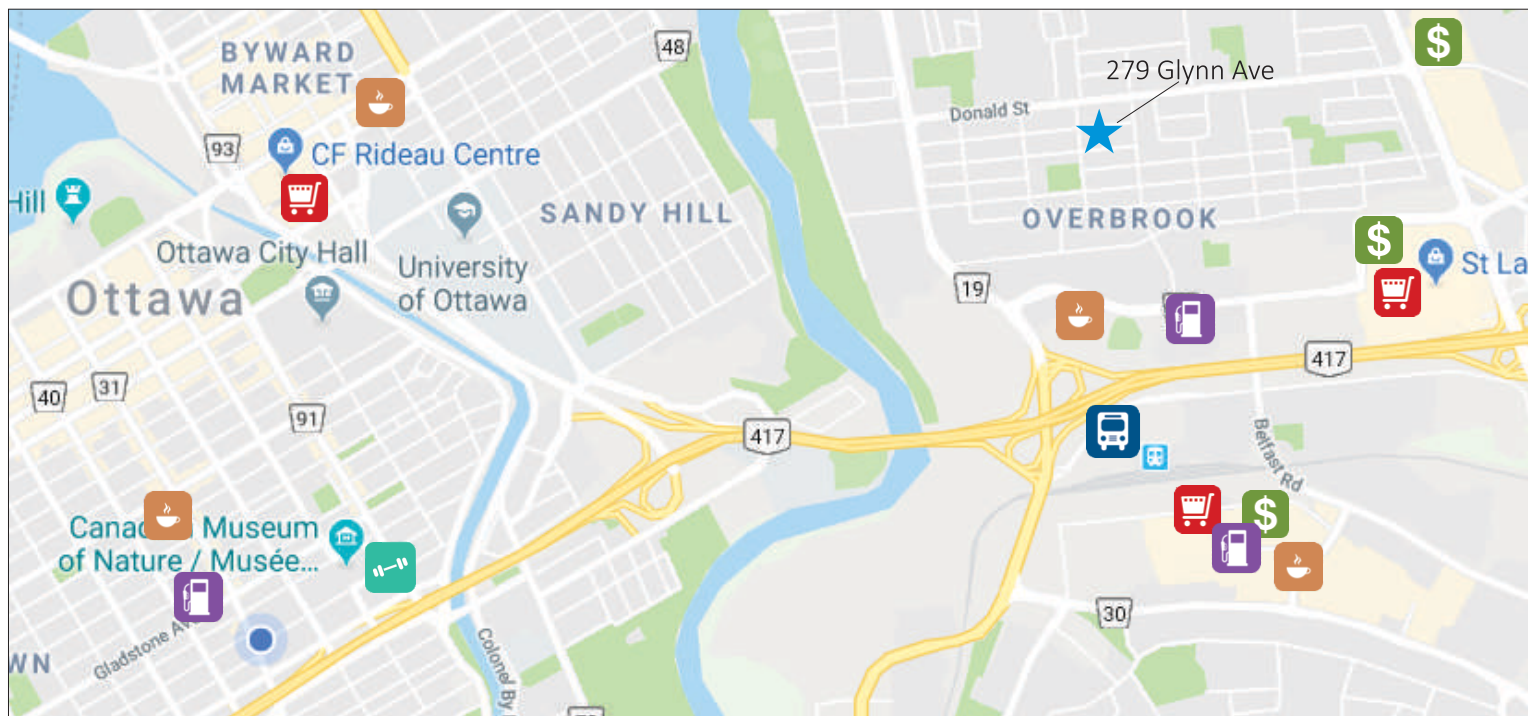
279 GLYNN AVENUE | PHOTOS





PROPERTY INFORMATION

279 GLYNN AVENUE | WHAT'S AROUND



YMCA-YWCA



SHOPPING



BANKS



HURDMAN STATION



COFFEE SHOPS



GAS STATIONS

DEMOGRAPHICS

279 Glynn Avenue

Rideau-rockcliffe, Ottawa, K1K 1R9



Very Walkable

Most errands can be accomplished on foot.



Biker's Paradise

Flat as a pancake, excellent bike lanes.

© 2018 Walk Score

The community has a 71% employment rate.

Dominant language: English (62%), French (15%)

\$79,095 Average Household Income

Source: GeoWarehouse

Ownership

