



Commercial Real Estate Brokerage | Retail

322 Donald Street, Ottawa

INVESTMENT OPPORTUNITY FOR SALE



Asking \$1,050,000

DAVE MCGAHAN
Sales Representative
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CLV REALTY CORPORATION
Real Estate Brokerage
485 Bank Street, Suite 200
Ottawa, ON

CLV Realty Corporation, Brokerage

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Complete Real Estate Solutions Brokerage.

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CITY LOCATION | OTTAWA

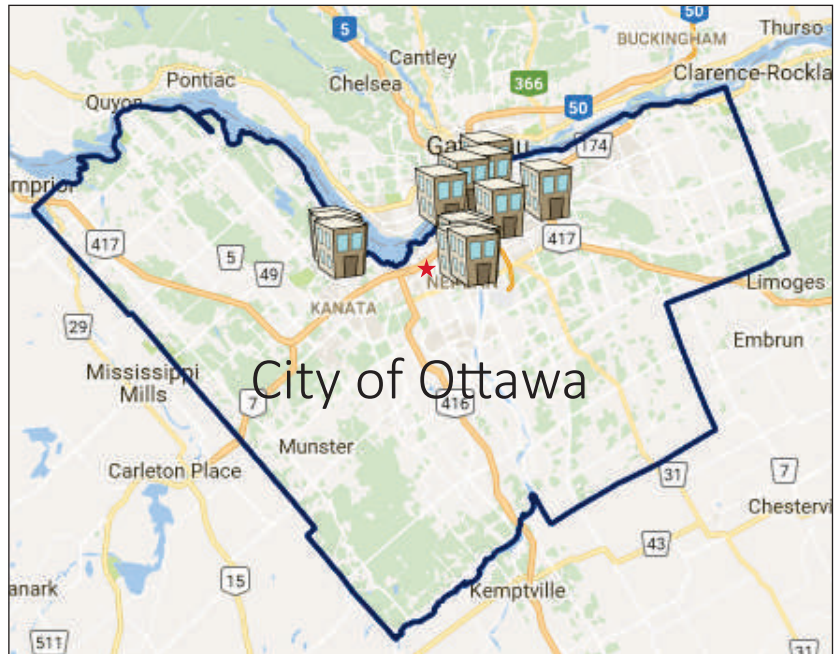
The National Capital Region, Ottawa. It's city limits had been increasing over the years, but it acquired the most territory when it amalgamated all the municipalities of the Regional Municipality of Ottawa–Carleton into one single city.

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

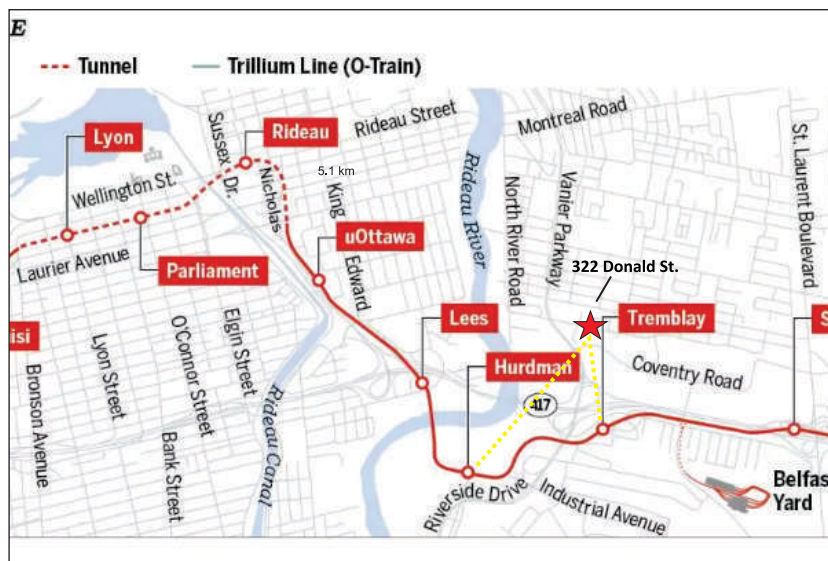
Ottawa hosts a variety of annual seasonal activities, Winterlude, Canada Day celebrations on Parliament Hill and as well as Bluesfest, Tulip Festival, Ottawa Dragon Boat and Ottawa International Jazz Festival, etc.

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 2019. The seven stations east of Rideau station, from uOttawa to Blair, are nearly completed, Manconi said, and the city is looking at recruiting cleaners to "get everything polished up." It is approximately 2.4 km to Hurdman Station LRT Stop and approximately 2.2 km to the Tremblay LRT Stop.

Next, the City plans to extend LRT, 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

Exclusive Listing Agent

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January 2018 to December 2018 Totals

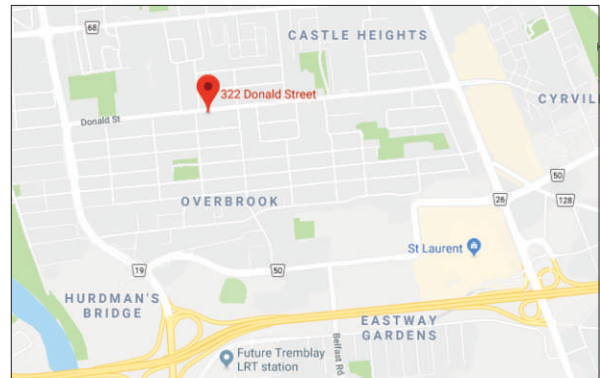
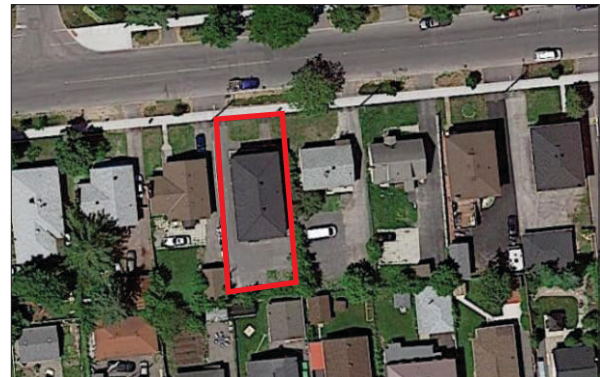
Rental Income (current March 2019 rent roll annualized)	\$61,596.00
Parking (1 space \$25.00/m) Annualized	\$300.00
Effective Gross Income	\$61,896.00

Annual Expenses

Realty Taxes (Actual 2018)	\$9,654.67
Insurance (Monthly payment \$137.86 x 12)	\$1,654.32
Repairs and Maintenance (\$850/ unit, industry standard)	\$2,550.00
Property Management (4 % of rental income and parking)	\$2,476.00
Water (Feb 2018- Dec. 2018)(Whole Building)	\$3,044.26
Total Expenses	\$19,379.25
Net Operating Income	\$42,516.75

Variables

No common area utilities



RENT ROLL

Unit	Lease Start	Lease End	Bed/Bath	Rent
Unit 1	1/12/2015	Month to Month	3 beds, 2 baths	\$ 1,579.00
Unit 2	1/7/2018	6/30/2019	3 beds, 2 baths	\$ 1,804.00
Unit 3	1/9/2018	8/31/2019	3 beds, 2 baths	\$ 1,750.00

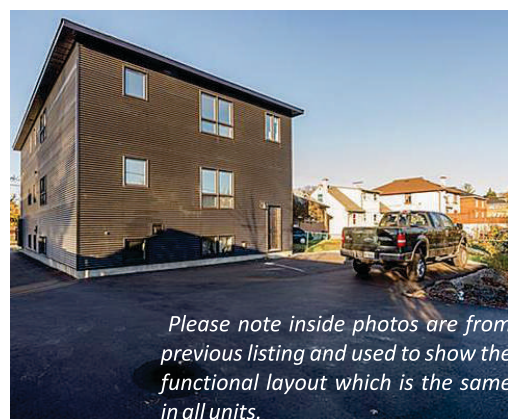
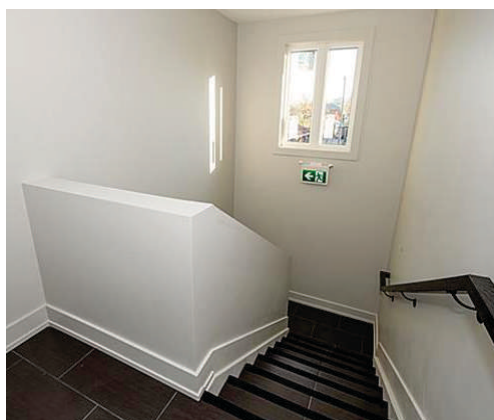
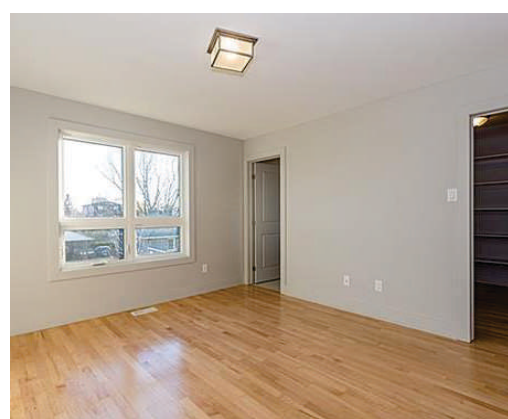
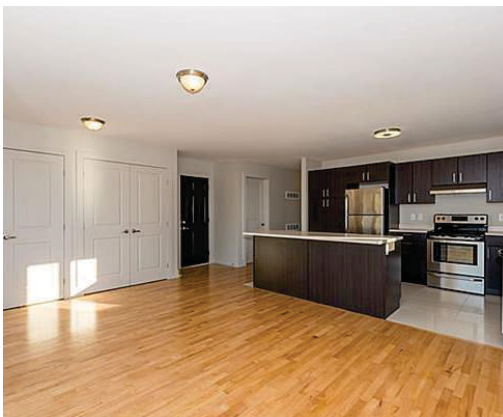
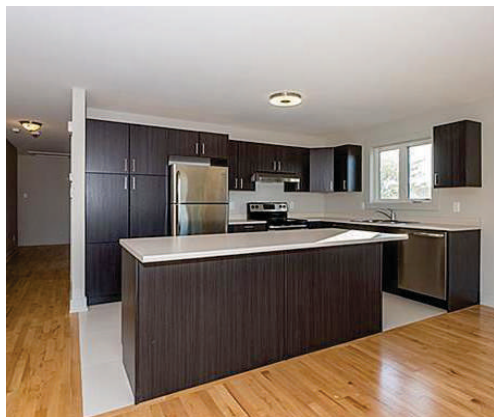
HIGHLIGHTS

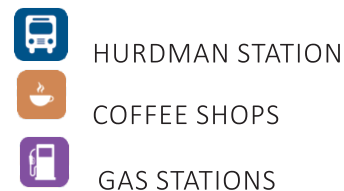
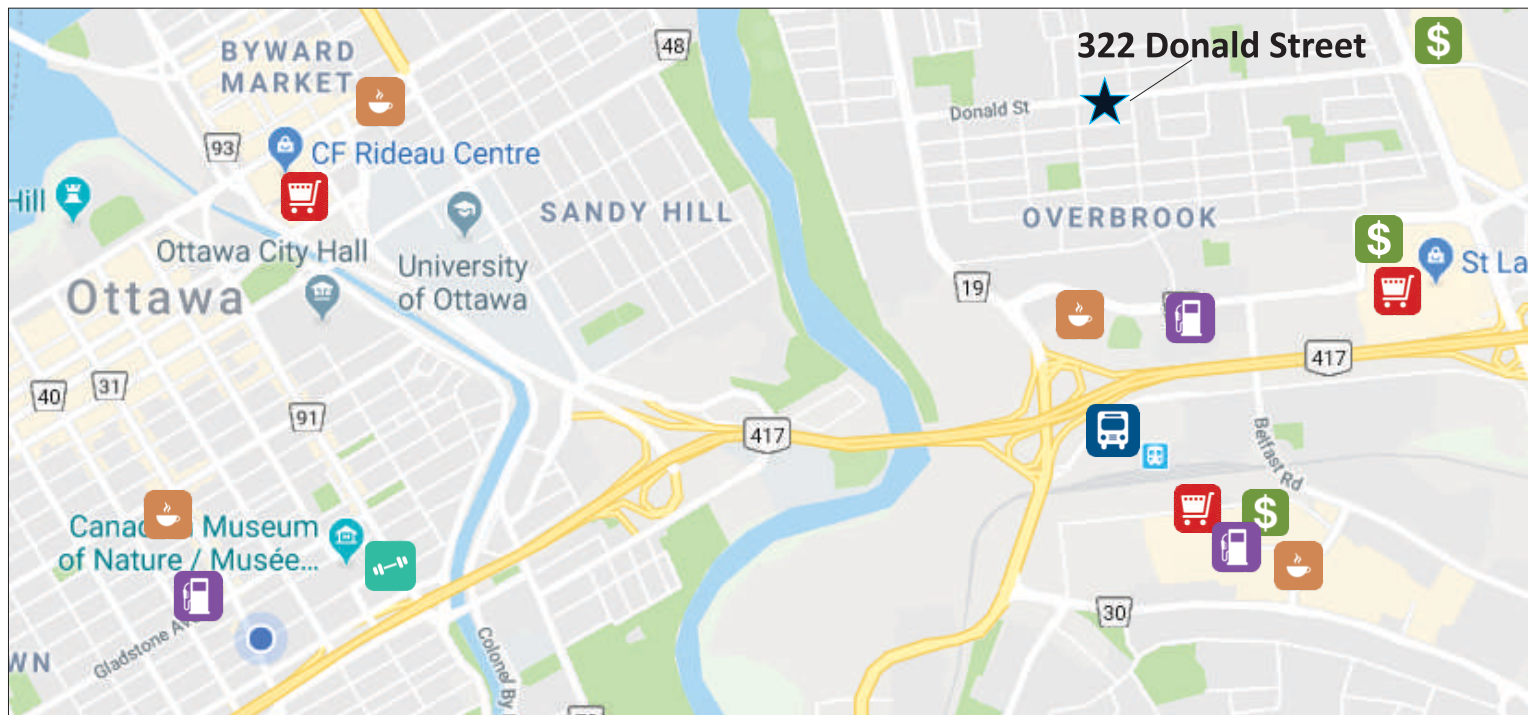
- Close to Ottawa University!
- Legal triplex!
- Same functional layout in all units!
- Great tenant mix!
- Fully Occupied!

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Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Bikeable

© 2018 Walk Score

DEMOGRAPHICS

The community has a 71% employment rate.

Dominant language: English and French mix

\$69,901 Average Household Income

Source: Geowarehouse.

