



DESCRIPTION

Property Type:	Triplex
Number of Units:	3
Mix of Units:	1 - Two Bedroom 2 - One Bedroom

INCOME & EXPENSES

Unit 1	June 15, 2023	\$1,695 (+hydro)
Unit 2	signed lease	\$1,599 (+hydro)
Unit 3	month to month	\$1,127 (+hydro)
Taxes	2022	\$5,023.00
Insurance (2023)		\$4,725
Hydro		\$998.57
Water	Paid by landlord	\$2,582.36
Heating	Paid by landlord	\$2,472.08
Parking at 311 Bell St		\$1,860.00

\$789,900.00

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Kwesi Bourne Broker Tel: (613) 860-3500 ext. 410 Fax: (613) 523-2931 Email: kbourne@synercapital.ca



Property Description

Located between the Glebe and Little Italy within one block from a 24x7 McDonalds, Tim Hortons, convenience store, grocery store, and the #4 route to Carleton or Ottawa University. Everything else is within walking distance including a variety of restaurants, O-Train, and beautiful Dows Lake. Quiet building consisting of 3 occupied units. Perfect for the investor or owner occupier. This Triplex apartment building is an ideal location and attracts the young professionals and continuing students attending Carleton, Ottawa University, or Algonquin. Sold where is as-is.



Asking Price:	\$789, 900.00
Address:	446 Cambridge St South
leighborhood:	Ottawa, ON
Inits Composition:	One - 2 Bedroom 1 bath
	One - 1 bedroom 1 bath
	One - 1 bedroom 1 bath (with
urnishing)	
ot Size:	23.1 x 63.94
Construction Year:	Wood with brick exterior
loor Finishes:	Hard wood and ceramic
loors	
leating Type	1 Gas Furnace
Vasher Dryer	3 Washers and 3 Dryers
Vater Supply - Cold:	City water
Vater supply – Hot	Owned
Parking:	None – shared driveway
lydro & Water Meter:	3 hydro meters & 1 water meter
Zoning:	R4UD[831]
Roof :	2010
Roof Type:	Shingles

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PROPERTY PHOTOS





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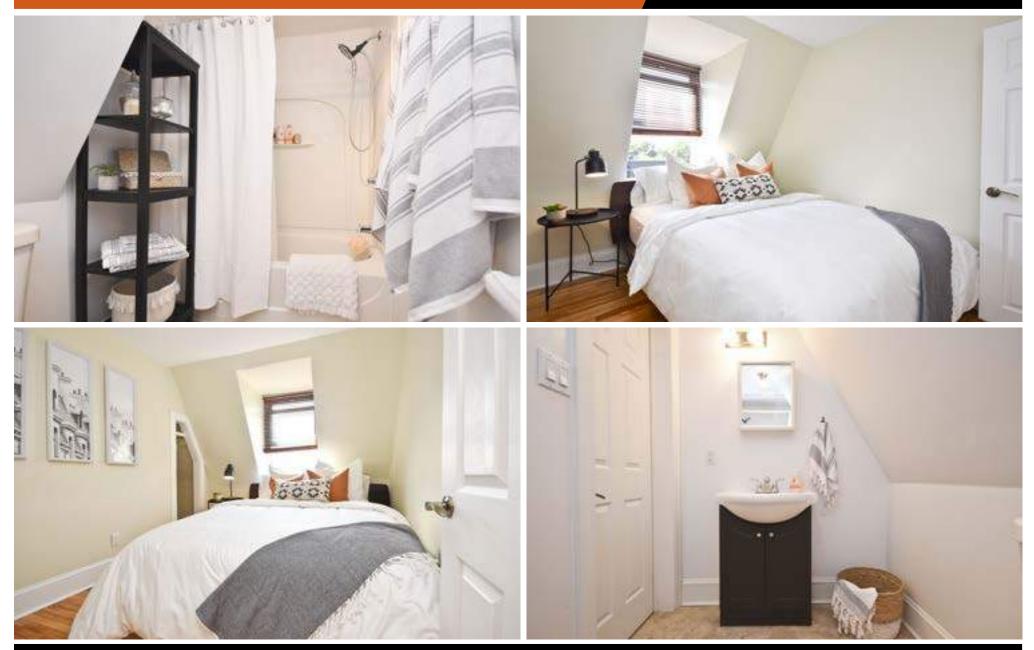




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Investment Reality, Brokerage & Asset Management

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