

For Sale

446 Cambridge Street South, Ottawa, ON



**SYNERCAPITAL**

Investment Realty, Brokerage & Asset Management



#### 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**

Synercapital Investment Realty, Brokerage..

Kwesi Bourne  
Broker

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## 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
Neighborhood:	Ottawa, ON
Units Composition:	One - 2 Bedroom 1 bath One - 1 bedroom 1 bath One - 1 bedroom 1 bath (with furnishing)
Lot Size:	23.1 x 63.94
Construction Year:	Wood with brick exterior
Floor Finishes:	Hard wood and ceramic floors
Heating Type	1 Gas Furnace
Washer Dryer	3 Washers and 3 Dryers
Water Supply - Cold:	City water
Water supply – Hot	Owned
Parking:	None – shared driveway
Hydro & Water Meter:	3 hydro meters & 1 water meter
Zoning:	R4UD[831]
Roof :	2010
Roof Type:	Shingles

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