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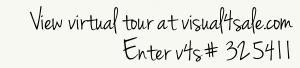
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Coldwell Banker Rhodes & Company Brokerage

200 Catherine St, Ottawa Ottawa, K2P 2K9 \$435,000







Property Information

▶ Property Type: Residential ▶ **Property Style:** 1 Storey MLS[®]: 1287148





Property Features

- ▶ Zoned Commercial for Future Use
- ▶ Tenants Pay Heat and Hydro
- ▶ Cap Rate 6.30%

- ▶ FourPlex Fully Rented
- ▶ Fully Serviced Urban Area









Property Description

Here's a unique opportunity to capitalize on cash flow, with a great location in a growing community. Amazing potential for improvement & long term investment gains. Currently 4 occupied apartments with happy, solid tenants in an established building of historic origin that has received many important basic updates. Roof type: Asphalt Shingle & Metal, Heating type: HE forced air gas & electric baseboard supplement, Electric Meters & Panels: 4. Easy to operate from a distance with management in place offering an impressive cost ratio to income stream and a Cap Rate of 6.30%. Bedroom community to both Ottawa and accessible from Montreal and New York state. Also potential for an owner to occupy & live-in to self manage

