

\$435,000

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117 Main Street North, Ottawa, K0C 1H0



Property Information

- **Property Type:** Residential
- **Property Style:** 1 Storey
- **MLS®:** 1287148



**Patrick Smith/Dylan
Puchniak/Vigo Moniz**
Sales Representatives
613-236-9551

Direct Cell Number:
819-918-0038

info@OttawaLivesHere.com
<https://www.ottawaliveshere.com/her>



**Coldwell Banker Rhodes & Company
Brokerage**
200 Catherine St, Ottawa
Ottawa, K2P 2K9



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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

Property Features

- ▶ Zoned Commercial for Future Use
- ▶ Tenants Pay Heat and Hydro
- ▶ Cap Rate 6.30%
- ▶ FourPlex Fully Rented
- ▶ Fully Serviced Urban Area

