

MULTI-FAMILY INVESTMENT

# 235 DES PERES BLANCS

OTTAWA, ONTARIO



**ASKING PRICE**  
**\$1,525,000**

**QUBE PROPERTIES LTD.**  
REAL ESTATE BROKERAGE  
255 MICHAEL COWPLAND DRIVE  
OTTAWA ON K2M 0M5

**QU  
BE**

# 235 DES PERES BLANCS AVENUE

QUBE Properties Ltd., Brokerage (“QUBE”) is pleased to offer 100% freehold interest in the sale of 235 Des Peres Blancs Avenue (the “Property”). The Property offers investors the opportunity to acquire a well-maintained 6-unit multifamily building in one of Ottawa’s established residential communities. The Property provides stable income with upside potential through rental growth and modernization, making it an excellent addition to your portfolio.



- Six self-contained apartments (mix of one- and two-bedroom layouts) designed for functionality and tenant appeal
- Situated in a quiet residential pocket just minutes from downtown Ottawa, major employment hubs, schools, and public transit
- Fully leased with strong tenant demand in the area, ensuring consistent cash flow
- On-site tenant parking, landscaped lot, and access to nearby parks, trails, and local amenities

**QUINTIN COLAIACOVO**  
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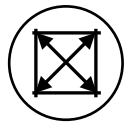
**QUBE**  
PROPERTIES

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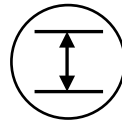


## Building Details

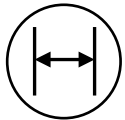
Unit Count	6 Units
Unit Mix	Four x 2-bedroom units Two x 1-bedroom unit
Parking	6 surface parking stalls
Gross Income	\$101,306 (stabilized)
Expenses	\$18,720
Property Taxes	\$7,325.82 (2025)



Area:  
± 7,480.91 SF



Depth:  
± 114.57'



Frontage:  
± 85.60'



Zoning:  
R4E

- 6 residential rental units with strong rental demand
- Convenient access to Highway 417 and public transit
- Close proximity to the University of Ottawa, La Cité Collégiale, and Montfort Hospital

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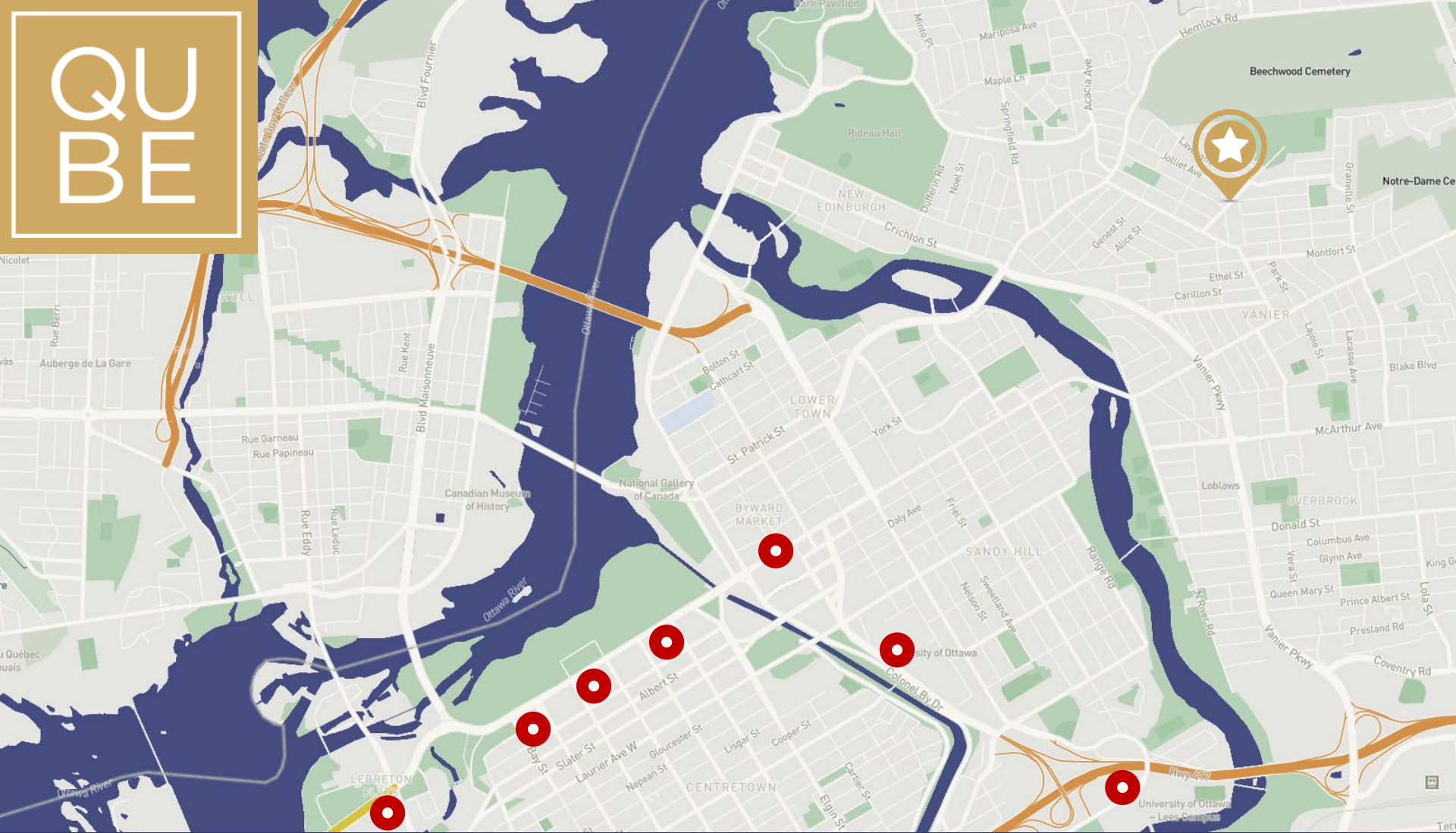
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