

// Investment Opportunity

FOR SALE

1258-1260 Marenger Street, Ottawa ON



BEN ZUNDER

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CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Unit 203, Ottawa, ON K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



West Block – 8 Unit Building



East Block – 4 Unit Building

THE OFFERING

CDN GLOBAL (OTTAWA) LTD. is pleased to present 1258–1260 Marenger Street, Ottawa, Ontario, a recently constructed 12-unit multi-residential investment property located in the desirable Convent Glen South neighbourhood of Orleans.

Completed in 2023, the development consists of two modern three-storey stacked townhouse buildings comprising a total of 12 residential units. The property offers a highly desirable unit mix of spacious two-bedroom suites featuring contemporary finishes, in-suite laundry, central heating and air conditioning, and private rear patios with yard space. Each unit is equipped with a refrigerator, stove, hood fan, dishwasher, washer and dryer, and rental hot water tank.

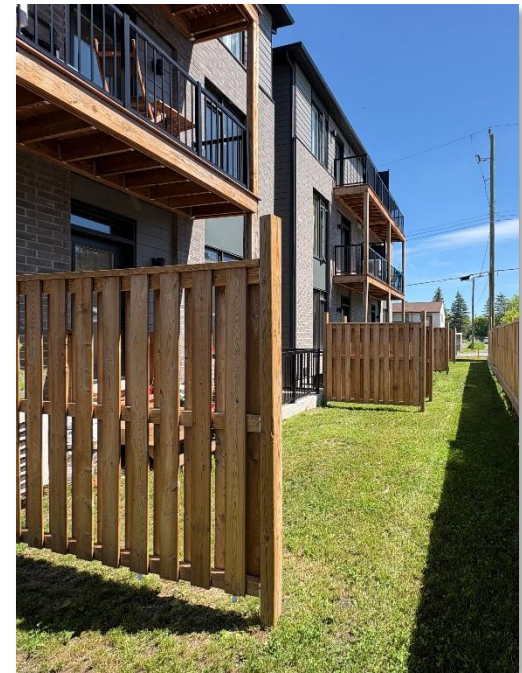
The property benefits from 16 on-site parking spaces for residents and visitors and is strategically positioned within a well-established residential community known for its strong tenant appeal and convenient access to amenities.

Located north of St. Joseph Boulevard and west of Jeanne d'Arc Boulevard, the property enjoys excellent connectivity to Highway 174, OC Transpo bus routes, and the Jeanne d'Arc LRT Station, located approximately 950 meters away. Residents are within walking distance of neighbourhood retail, restaurants, services, parks, and recreational amenities, while remaining just minutes from the broader commercial offerings along Innes Road.

PROPERTY DETAILS

Address:	1258 – 1260 Marenger Street, Ottawa, ON K1C 1S2
Legal Description:	PART OF PARK LOT 12, PLAN 162, DESIGNATED AS PART 1 ON PLAN 4R-35153; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-35153, AS IN OC2489161 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 4R-35153 AS IN OC2589352 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 4R-35153 AS IN OC2589353 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 4R-35153 AS IN OC2589358 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 4R-35153 AS IN OC2589368 CITY OF OTTAWA
Zoning:	R4Z[1244]
Year Built:	2024
Lot Size:	Approximately 15,231 SF
Asking Price:	\$5,250,000.00
Property Type	West Building: 3-storey, 8-unit stacked townhouse structure standing 9.8 meters tall. East Building: 3-storey, 4-unit stacked townhouse structure standing 9.6 meters tall.
Parking	16 parking spaces (12 for residences, 4 for visitors)
Potential Gross Income:	\$349,380.00 (2026)
Estimated Expenses:	\$234,393.89 (2026)
Estimated NOI:	\$115,406.11 (2026)
Cap Rate:	4.7%
Heating/Cooling	Central heating and air conditioning
Electrical	Each suite has an individual meter in addition to a meter for common areas.
Amenities	Rear patio or yard for each unit, bicycle storage and designated garbage structure
Number of Units	12 Total (8 West Block, 4 East Block)
Unit Types	2 Bedroom with 1.5 Bathrooms

PROPERTY PHOTOS



PROPERTY PHOTOS



West Block - 8 Unit Building



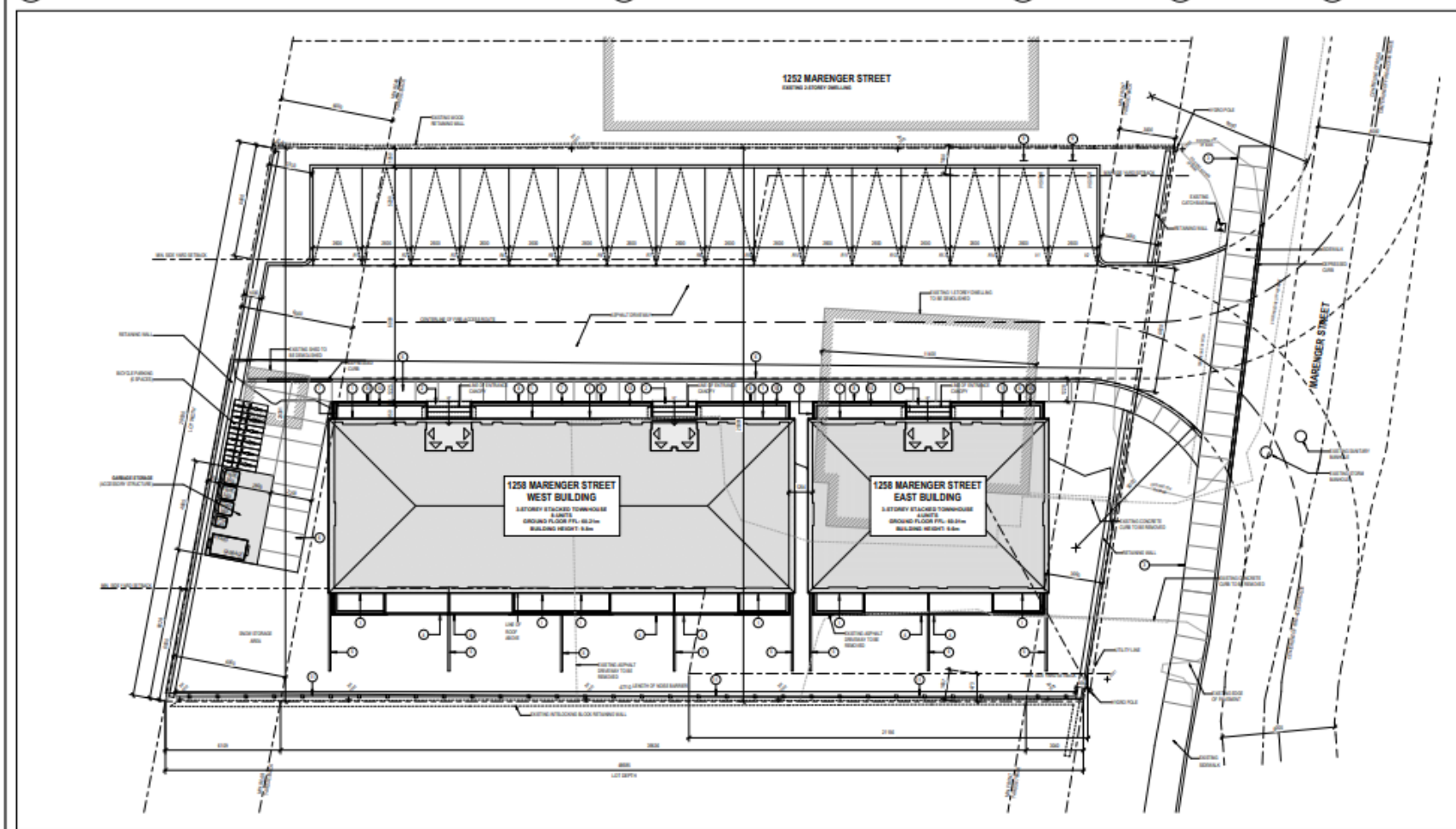
East Block - 4 Unit Building



Garbage Structure & Bicycle Storage



Dedicated Surface Parking

[illegible]

GENERAL ACADEMIC NOTES:

This document lists the priorities of the local institutions with the representative content within the representative content of the institution.

1. Strategy and the role of the institution. The institution is responsible for developing and implementing a strategy and a plan of action to achieve its mission and vision. The institution and its stakeholders are responsible for implementing the strategy.

2. Open access to the institution. The institution will provide a platform for a collaborative and representative strategy for the role of the institution.

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JEFF SCERWIN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 11:46 am, Aug 30, 2021

10	ISSUED FOR BUILDING PERMIT	2021-07-21
10	ISSUED FOR BUILDING PERMIT	2021-06-17
11	ISSUED FOR COORDINATION	2021-05-12
10	ISSUED FOR SITE PLAN CONTROL	2021-05-11
10	ISSUED FOR SITE PLAN CONTROL	2021-05-11
10	ISSUED FOR SITE PLAN CONTROL	2021-05-09
10	ISSUED FOR SITE PLAN CONTROL	2021-04-12
9	ISSUED FOR COORDINATION	2021-03-18
10	ISSUED FOR SITE PLAN CONTROL	2021-02-12
8	ISSUED FOR COORDINATION	2020-12-21
10	ISSUED FOR SITE PLAN CONTROL	2020-08-08
10	ISSUED FOR COORDINATION	2020-06-09
1	ISSUED FOR COORDINATION	2020-03-06

ISSUE RECORD



project1
studio
Project1 Studio Incorporated
310.664.2001 www.project1studio.ca

1258 MARENGER
1258 and 1260 Mavenger Street
Ottawa, ON

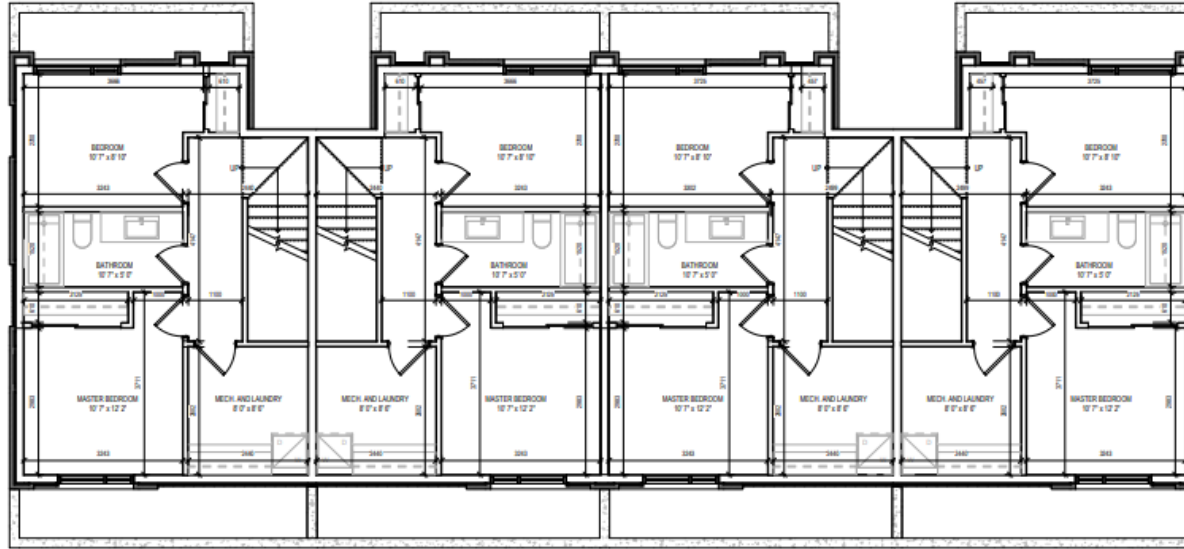
PROJ	SCALE	DRAWN	REVIEWED
1929	NOTED	JM	RMK

SITE PLAN

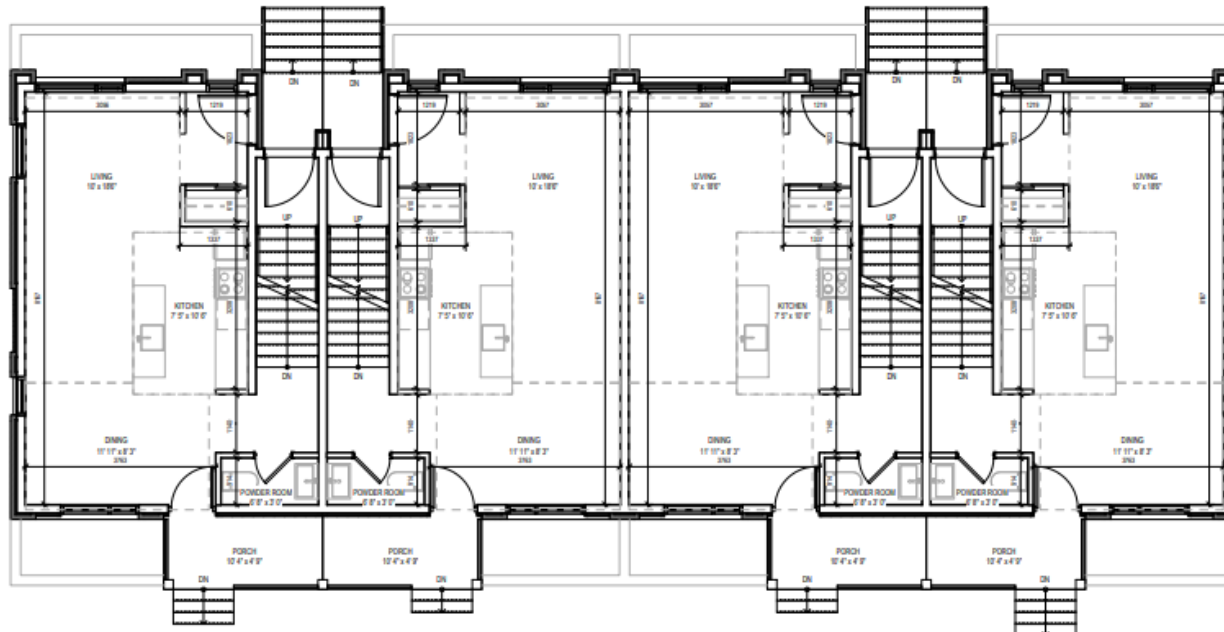
SP-01

FLOORPLANS

West Building – Basement Floorplan

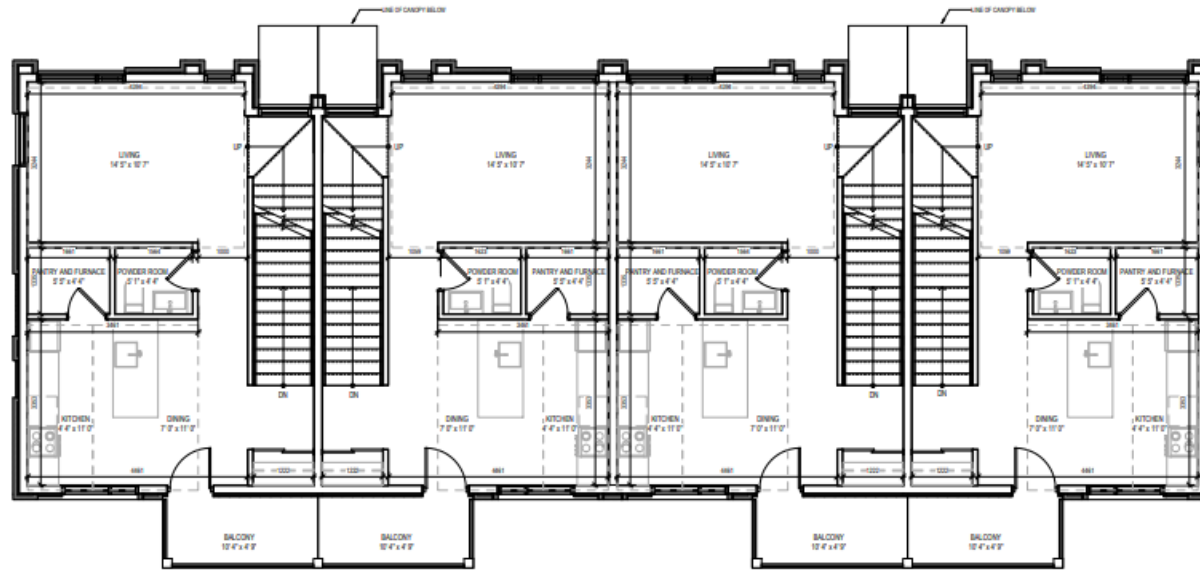


West Building – Ground Floorplan

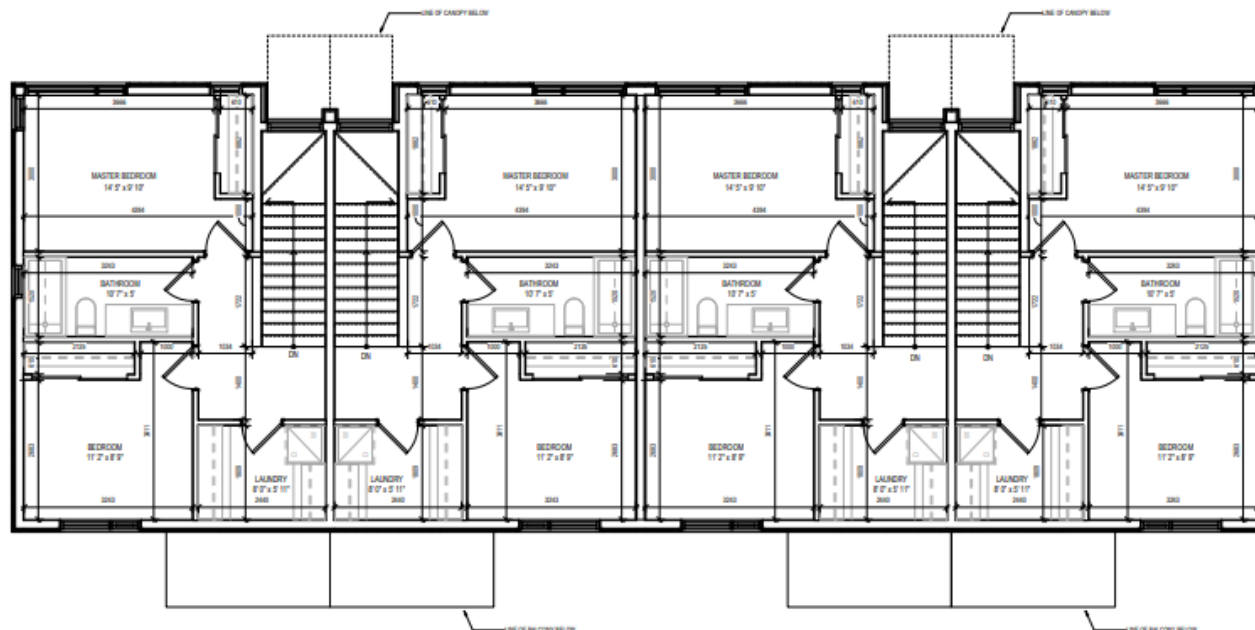


FLOORPLANS

West Building – Level 2 Floorplan

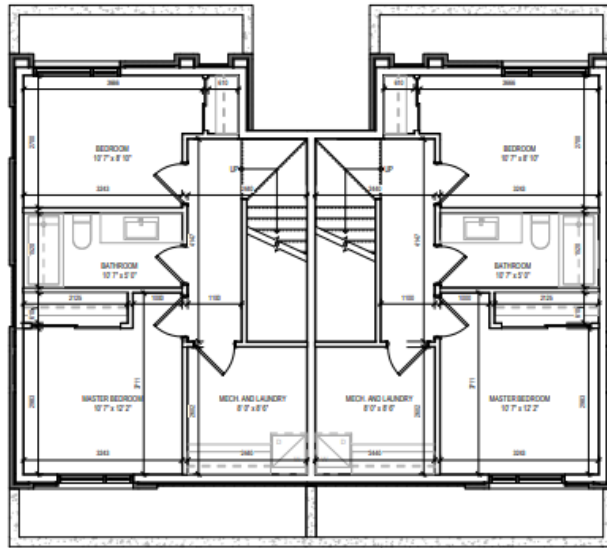


West Building – Level 3 Floorplan

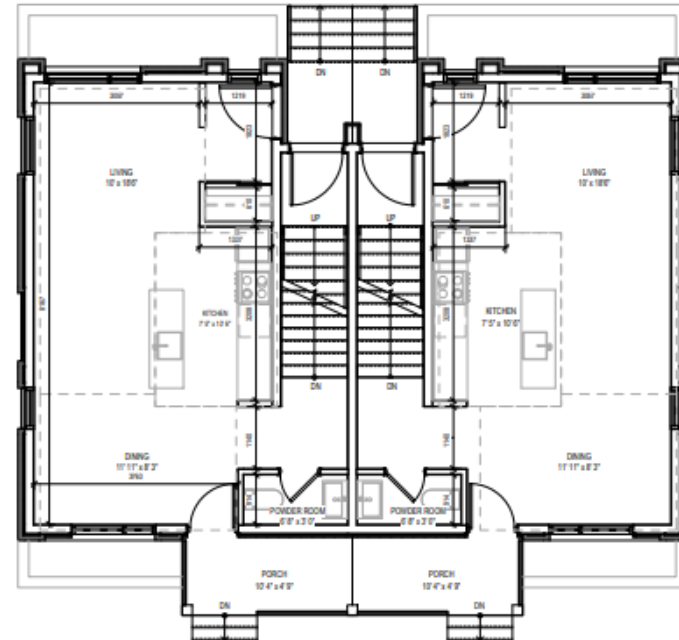


FLOORPLANS

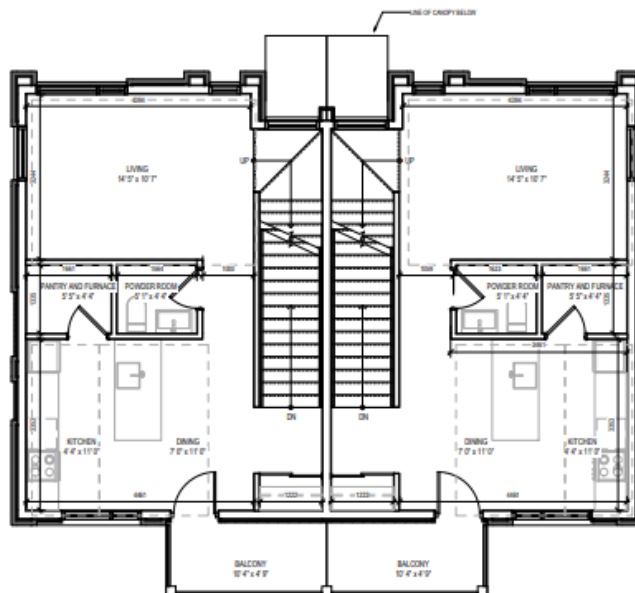
East Building – Basement Floorplan



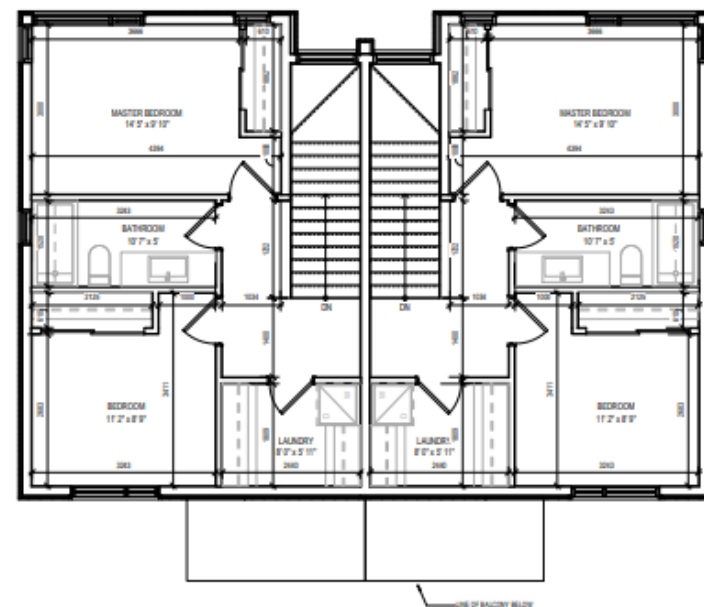
East Building – Ground Floorplan



East Building – Level 2 Floorplan



East Building – Level 3 Floorplan

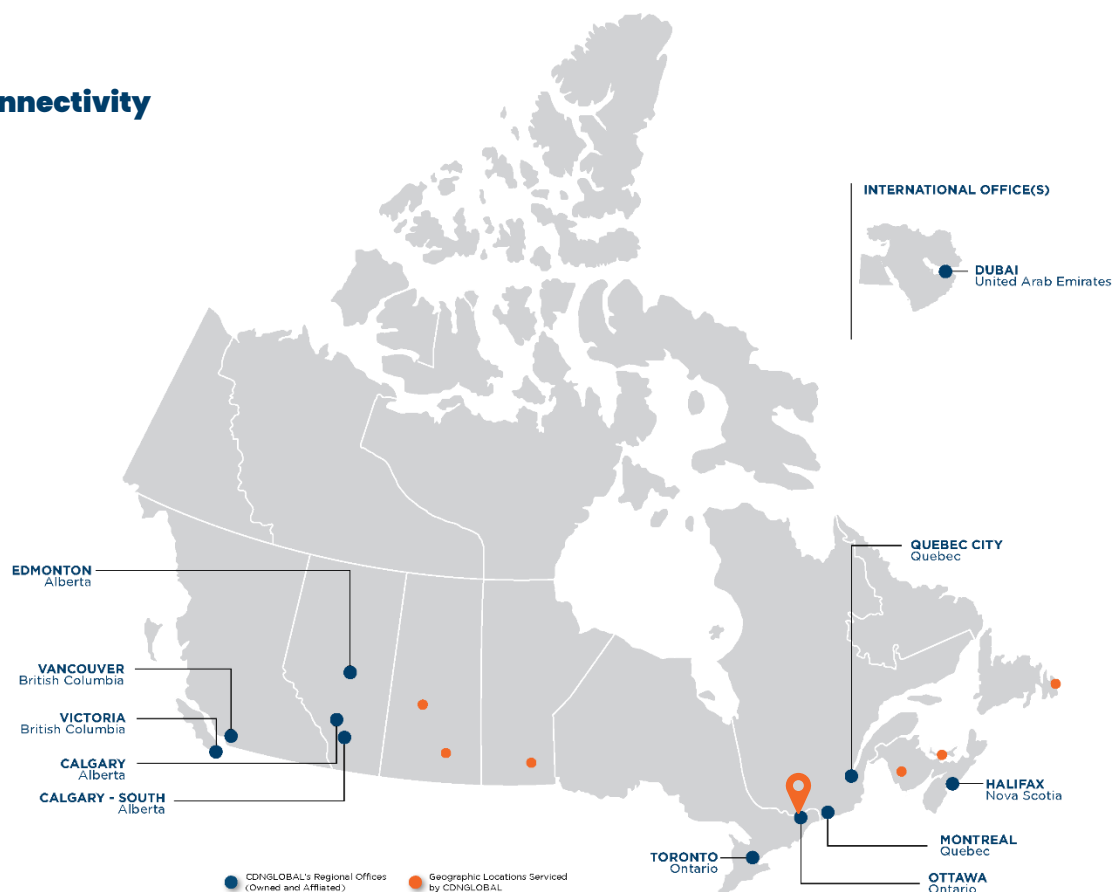


CDNGLOBAL COMMERCIAL REAL ESTATE ADVISORS

Localized Market Intelligence, Trust & Human Connectivity

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Our team's singular goal is to use shared resources, expertise and market intelligence, along with a collaborative and entrepreneurial approach, to deliver the single best strategic solutions for each and every client. Based in Vancouver, British Columbia, CDNGLOBAL has offices across Canada and in the Middle East.



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