

// Investment  
Opportunity

# FOR SALE

144 Renfrew Avenue, Ottawa ON



**BEN ZUNDER**

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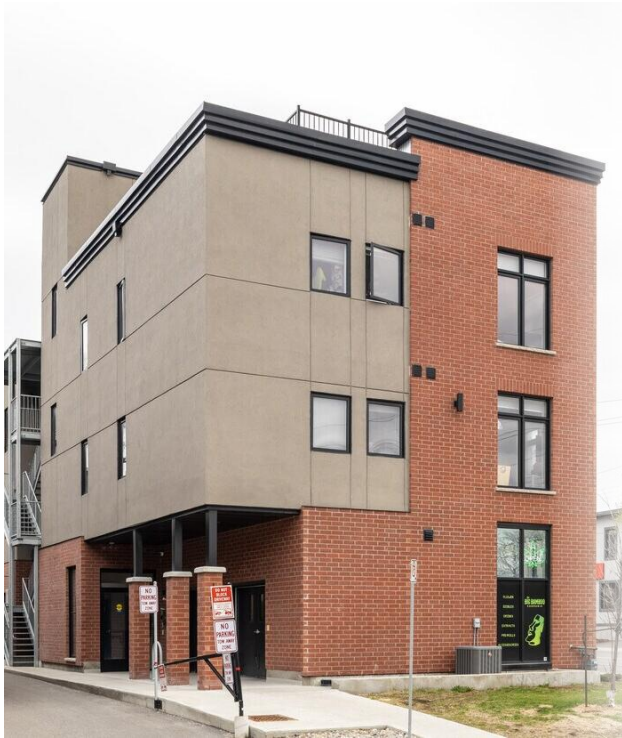
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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY DETAILS



## THE OFFERING

CDN GLOBAL (OTTAWA) LTD. is proud to present 144 Renfrew Avenue, a rare and sophisticated investment opportunity situated at the high-visibility corner of Renfrew Avenue and Bronson Avenue in the Glebe. This meticulously maintained, three-storey mixed-use building caters to the city's increasing demand for modern, open-concept living, while the ground-floor retail space benefits from the continuous foot traffic of the Bronson Avenue corridor.

Constructed to modern standards, the building features a striking exterior of red brick and grey stucco finishes complemented by sleek, flat rooflines and expansive floor-to-ceiling windows. The property offers a diverse and well-balanced unit mix, consisting of 13 residential apartments, ranging from efficient bachelors to a spacious three-bedroom suite, alongside a prime ground-floor commercial unit currently occupied by Sandy's Flowers & More. Every residential unit is designed with an open-concept layout and premium finishes, including stainless steel appliances, in-suite laundry, contemporary kitchens, and under floor heating, while the stunning rooftop deck provides an exclusive amenity space with panoramic views of the surrounding cityscape.

Beyond its aesthetic appeal, the property is professionally managed to ensure regular upkeep and high-quality renovations during tenant turnover. With its combination of income diversity, modern construction, and an unbeatable location, 144 Renfrew Avenue represents a high-caliber addition to any investment portfolio.

## PROPERTY OVERVIEW

<b>Address:</b>	144 Renfrew Avenue, Ottawa ON, K1S 1Z8
<b>Legal Description:</b>	PT LT 37, PL 189959 , AS IN CR350554; EXCEPT PARTS 1 & 2, 4R31622
<b>Zoning:</b>	MS1[2224]H(14.5)
<b>Year Built:</b>	2021
<b>Lot Size:</b>	Approximately 3,942.39 SF
<b>Potential Gross Income:</b>	\$343,000.00 (2026)
<b>Estimated Expenses (35%):</b>	\$120,050.00 (2026)
<b>Estimated NOI:</b>	\$222,950.00 (2026)
<b>Asking Price:</b>	\$4,995,000.00
<b>Cap Rate:</b>	4.5%



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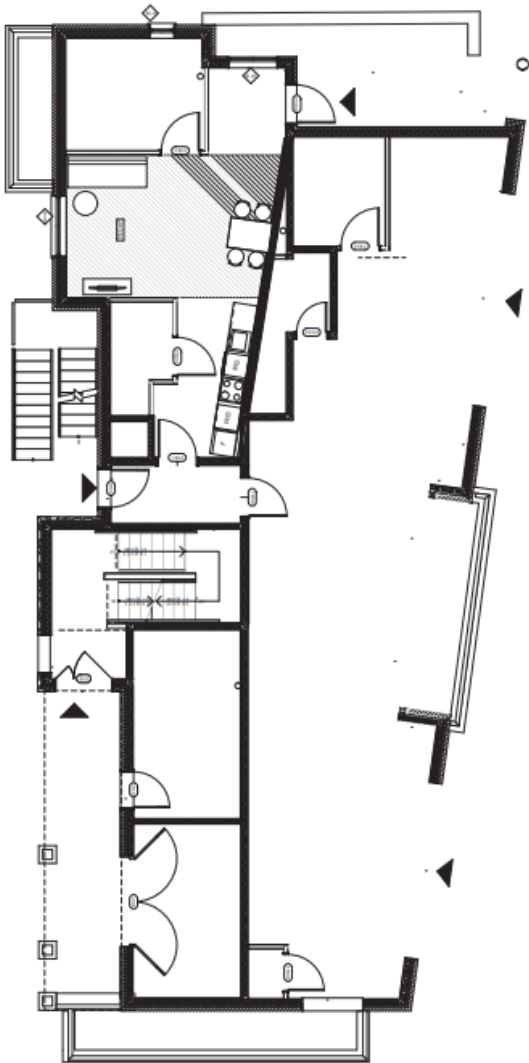
<b>Property Type</b>	Low Rise Multi-Residential Building
<b>Number of Stories</b>	3-storey building
<b>Foundation</b>	Concrete, finished basement
<b>Superstructure</b>	Wood frame construction
<b>Roof</b>	Built out terrace space
<b>Windows/Doors</b>	The main entry doors are comprised of aluminum framed, commercial grade sealed glass units and conventional residential doors. Windows are double paned with crank style openers. Unit entry doors are wood framed, fire rated passage doors.
<b>Common Area/Hallways</b>	The front entrance features a secure entry vestibule with tiled floor, papered walls and a mailbox area. Hallways feature commercial carpet, papered walls and LED light fixtures
<b>Interior Finishes</b>	The building demonstrates good and well-maintained finishes throughout. Units include kitchens with laminate flooring, and standard brown cabinetry, laminate countertops and stainless-steel appliances. Living areas and bedrooms are laminate flooring throughout. Unit layouts are functional. Bathrooms are finished with tiled flooring, standard wood cabinetry, and full tub surrounds. Units have ensuite laundry and AC.
<b>Vertical Access</b>	Interior stairwell
<b>Heating/Cooling</b>	Wall mounted ductless heating and cooling system and a heated floor system.
<b>Electrical</b>	Each suite has an individual meter in addition to a meter for common areas.
<b>Amenities</b>	Bicycle storage and rooftop patio.
<b>Number of Units</b>	14 (13 Residential, 1 Commercial)
<b>Unit Types</b>	3 x Bachelor 3 x One Bedroom 1 x Two Bedroom 5 x Two Bedroom Two Bathroom 1 x Three Bedroom 1 x Commercial (Ground floor)

# PROPERTY PHOTOS

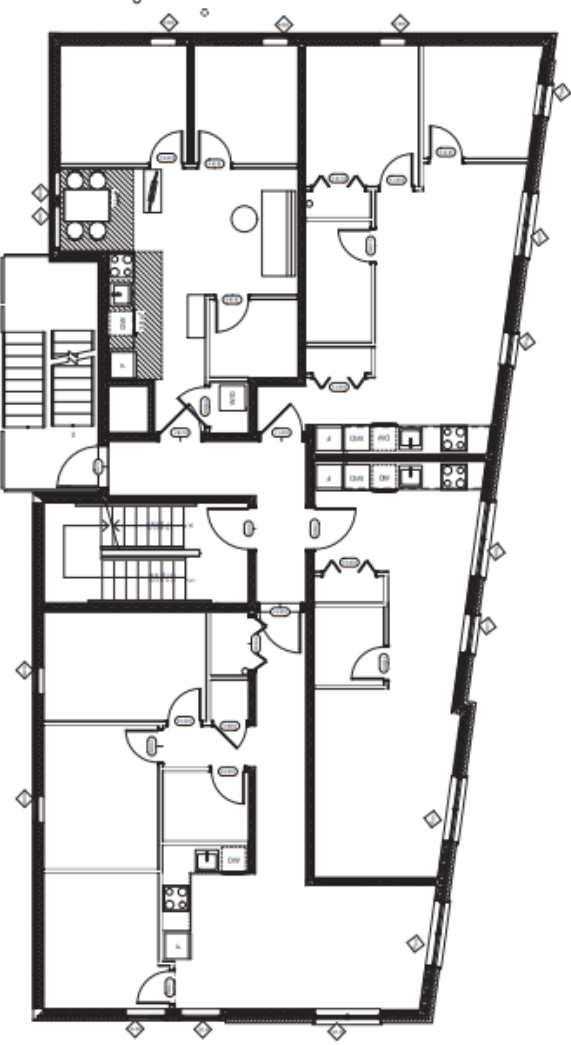


# FLOORPLANS

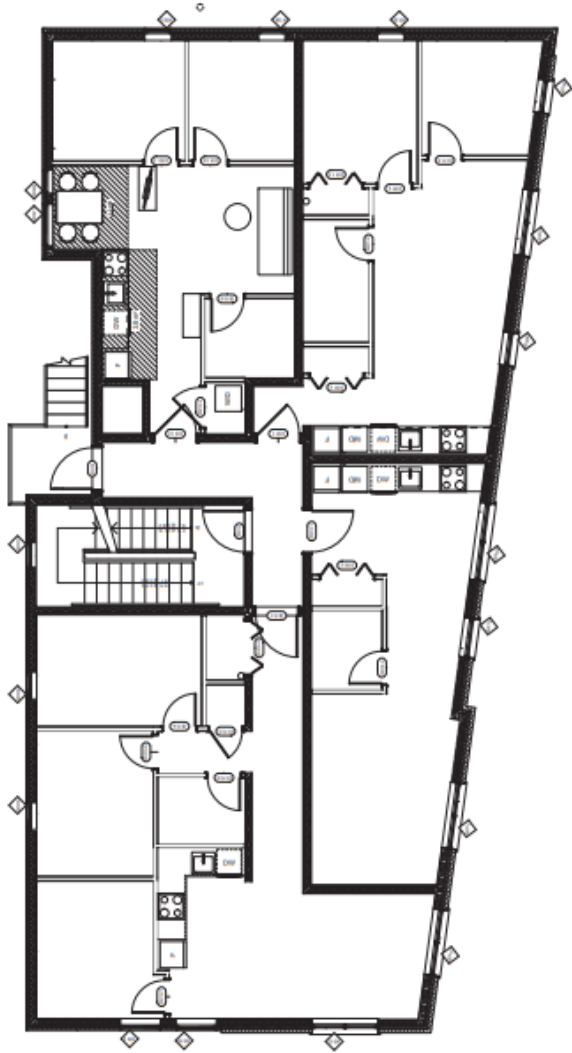
Ground Floor



Second Floor



Third Floor



# LOCATION

Perfectly situated in the vibrant Glebe Annex, 144 Renfrew Avenue offers an unbeatable location with a perfect 100 Bike Score and easy access to the scenic Rideau Canal and Dow's Lake. Residents enjoy the best of both worlds, being steps away from the boutique shops of the Glebe and the renowned dining scene of Little Italy.

With its proximity to Carleton University and seamless transit links to downtown, this property represents a premier investment in one of Ottawa's most walkable and sought-after neighborhoods.



## Amenities

Easy accessibility and proximity to:



Carleton University  
2 km



University of Ottawa  
4.5km



Restaurants & Fast Food



Parks & Green Space



**88**

Walk Score  
'Very Walkable'



**65**

Transit Score  
'Good Transit'



**100**

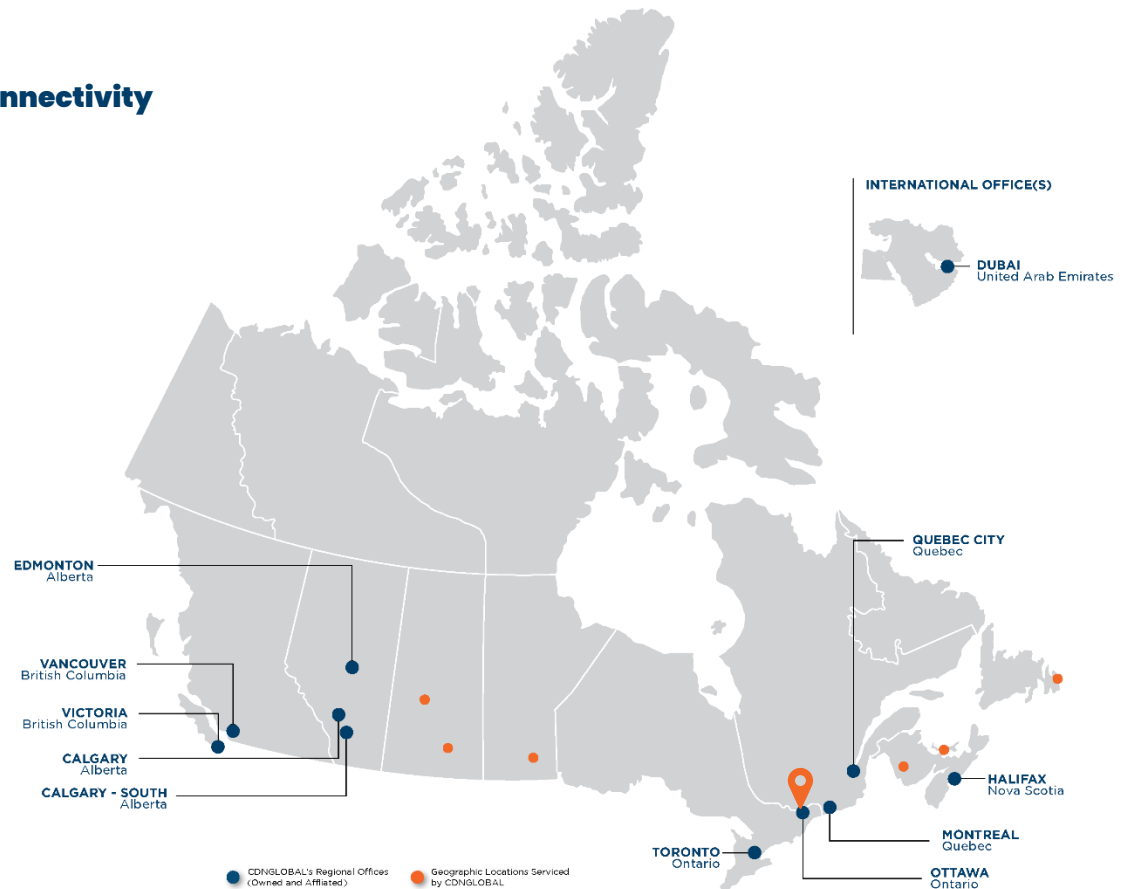
Bike Score  
'Biker's Paradise'  
[www.walkscore.com](http://www.walkscore.com)

# CDNGLOBAL COMMERCIAL REAL ESTATE ADVISORS

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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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