



Asking Price : \$2,790,000.00

Highlights

- Newly constructed triplex
- Ideally located within walking distance of Carleton University & Lansdowne Park
- Each unit contains laundry and dishwashers, with separate meters for hydro and gas and air conditioning

Get more information

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Property Overview

For Sale Multi-Family Investment Property

442 SUNNYSIDE AVE. OTTAWA, ON



Address:	442 Sunnyside Ave. Ottawa, ON K1S 0S9
Location:	Adjacent to the intersection of Sunnyside Ave. & Seneca St
Legal Description:	PT LT 3, BLK J, PL 115 , AS IN CR459434 ; OTTAWA / NEPEAN
Land Area:	3,993.41 ft ² / 0.092 acre
Frontage & Depth:	40.00 ft/ 100.00 ft
Property Taxes:	\$19,589.20 approx.
ARN:	061405270204000
PIN:	041450015
Zoning:	Residential Third Density (R3)

Investment Summary

Asking Price :	\$2,790,000.00
G.O.I :	\$225,360.00
N.O.I :	\$175,859.00
Cap Rate :	6.3%

** Full Financial Information available*

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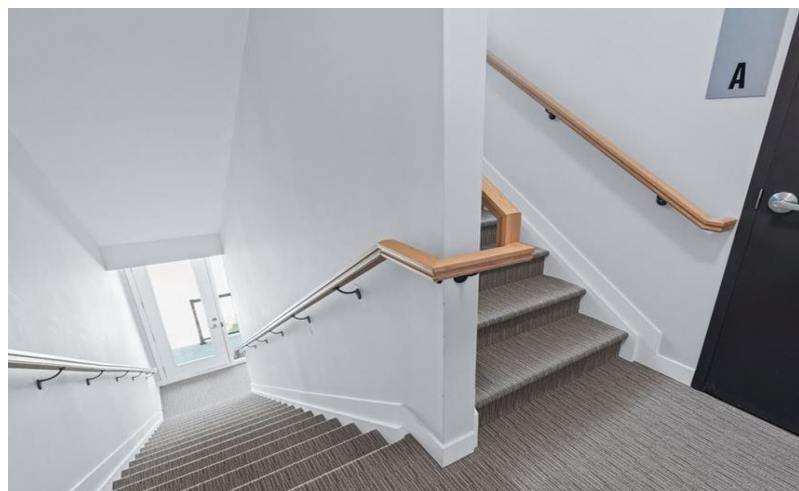
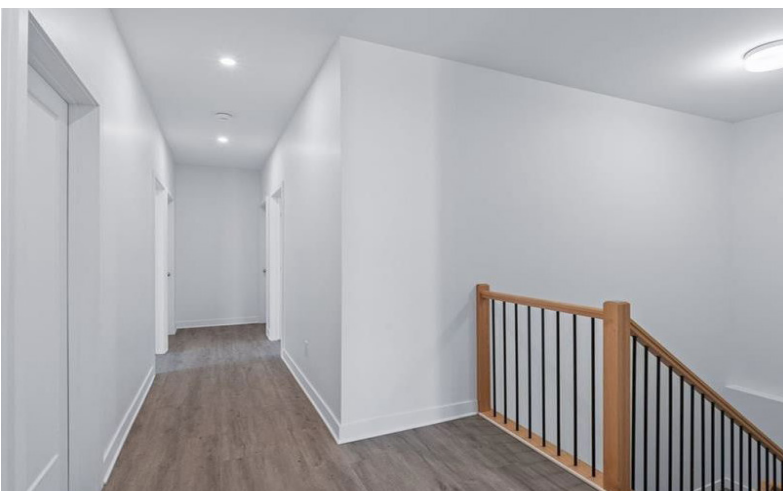
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Gallery

For Sale

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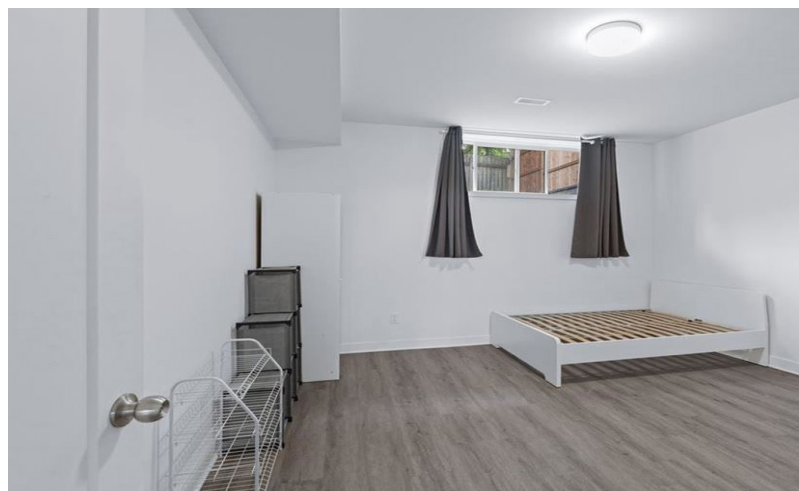
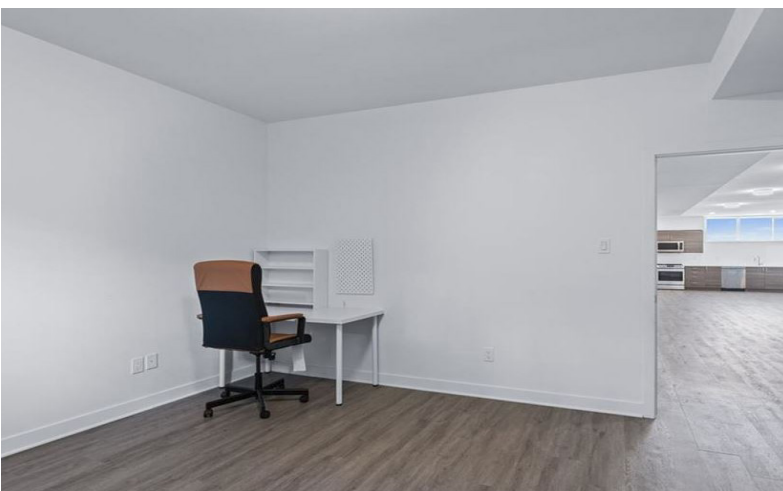
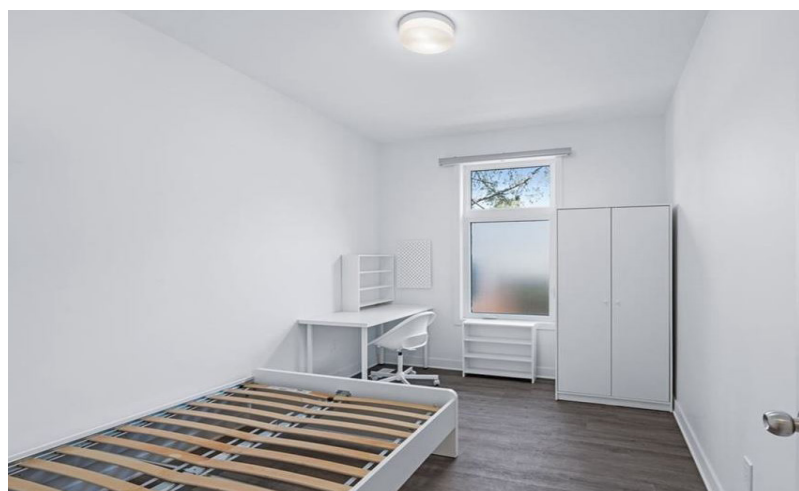
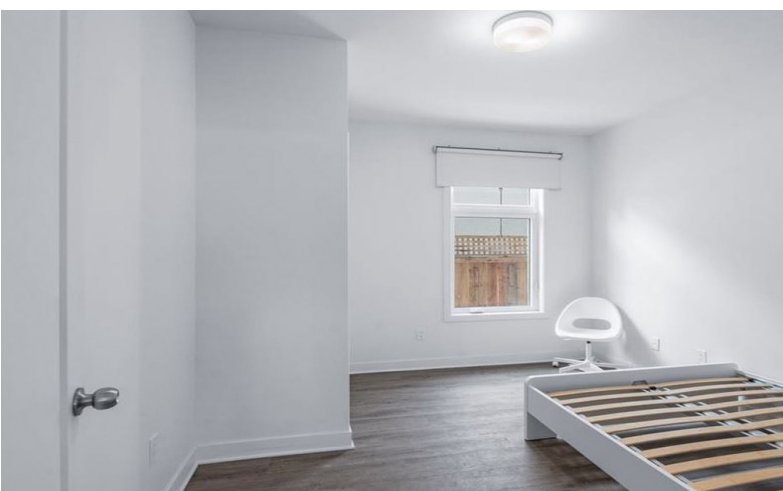
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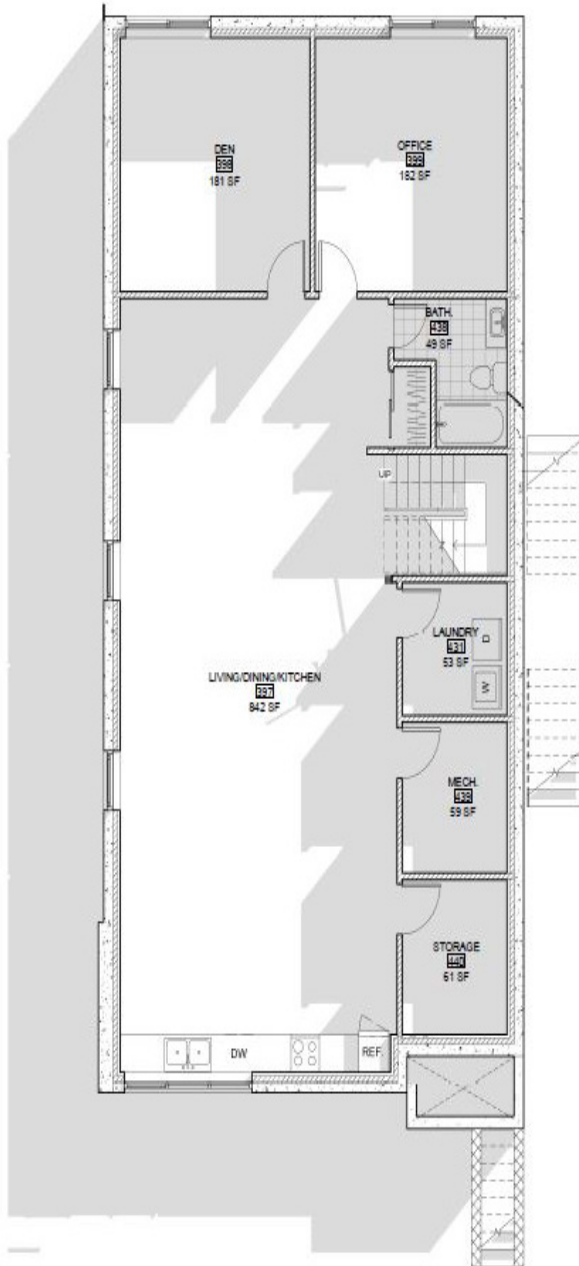


Layout

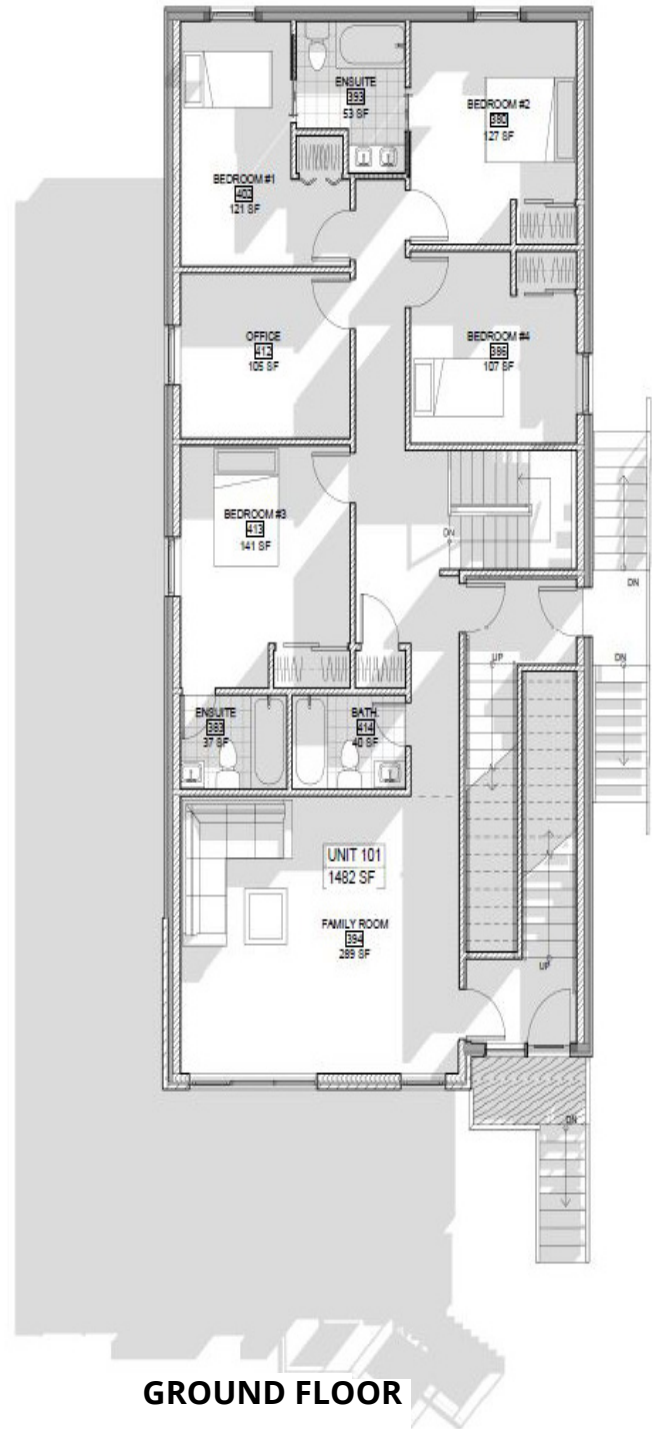
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BASEMENT



GROUND FLOOR

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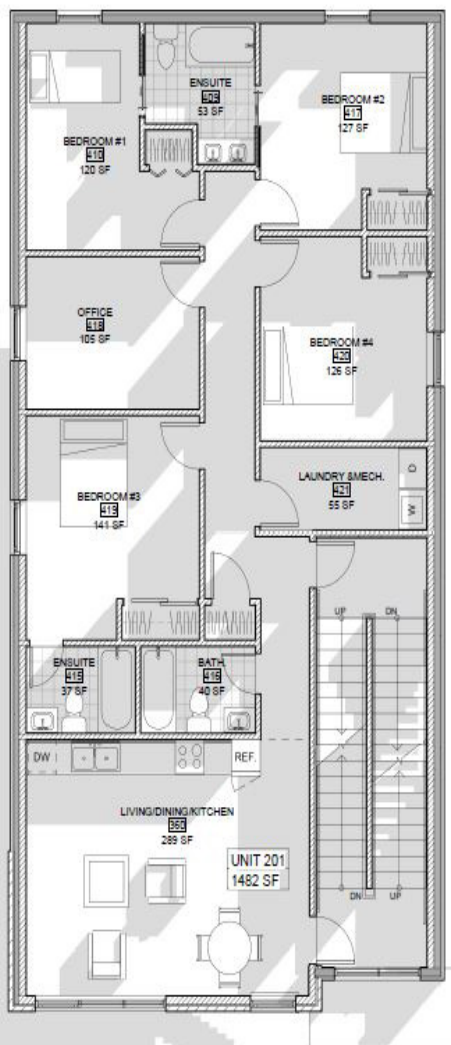


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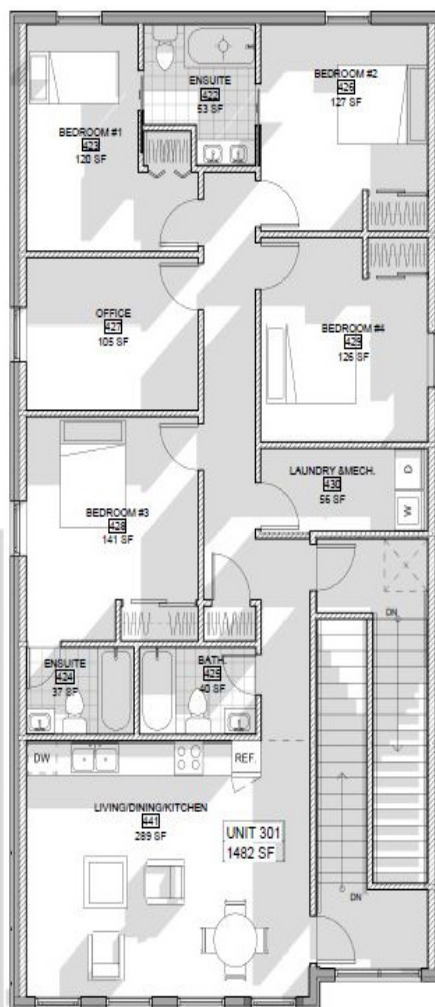
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SECOND FLOOR



THIRD FLOOR

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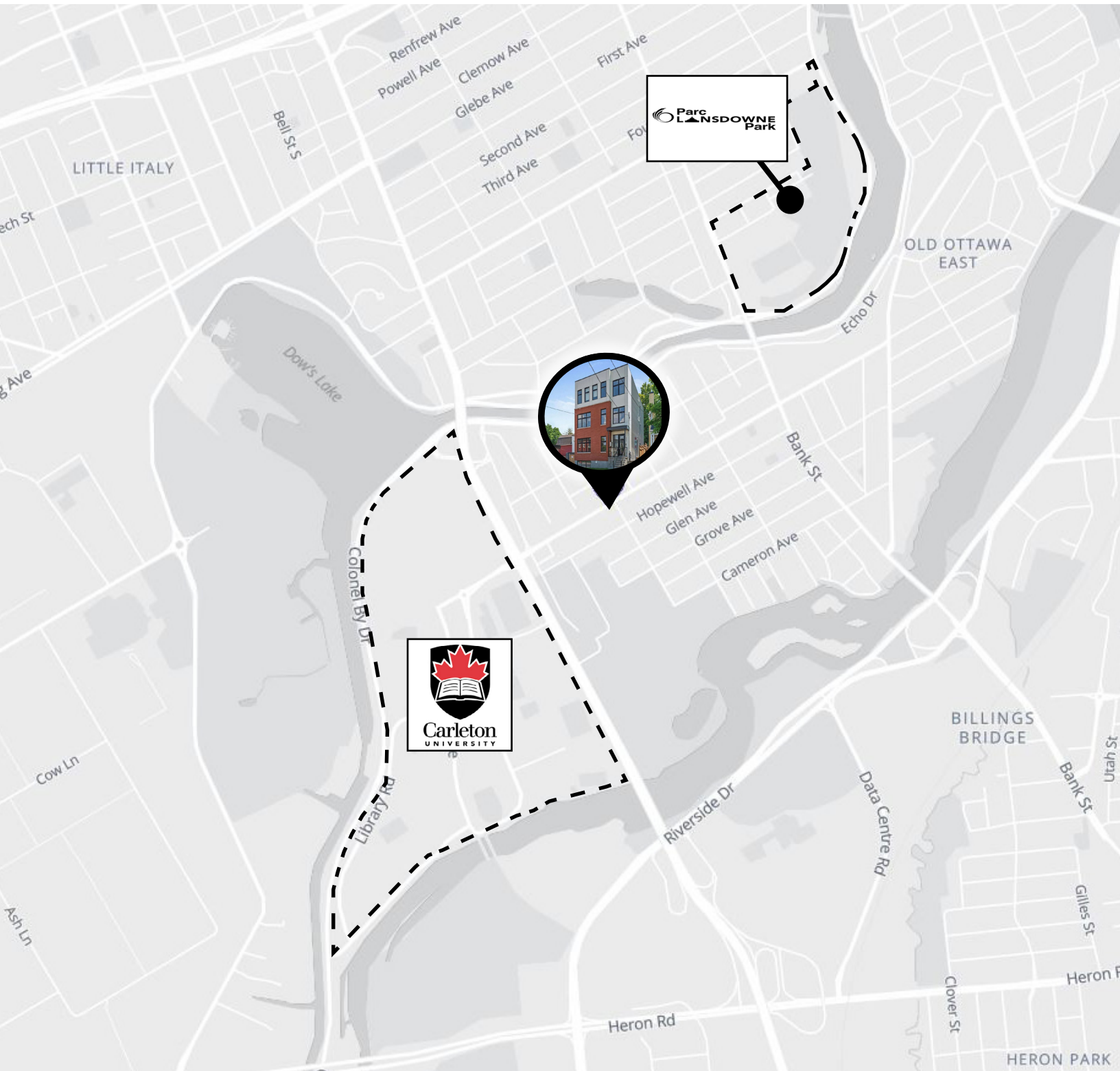
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Map

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Location Overview

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Demographics
5km Radius



Total
Population

258,628



Total Daytime
Population

370,273



Average Household
Income

\$133,787



Average
Age

38

Travel Distances

Downtown, Ottawa 5 km | 12 mins

Carleton University, Ottawa 0.5 km | 6 mins

Lansdowne Park, Ottawa 2.2 km | 5 mins



Bike Score

46



Walk Score

74



Transit Score

100

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