

**Exclusively Listed**



**19 Marier Avenue  
Ottawa, Ontario**



## Multi-family investment

**Address** 19 Marier Avenue  
Ottawa, Ontario

**Property** 6 unit Multi-family in highly sought after Beechwood/New Edinburgh.

<b>Gross Income</b>	<b>\$102,264</b>
<b>Expenses</b>	<b>\$28,278</b>
<b>Heat</b>	<b>\$4249</b>
<b>Hydro</b>	<b>\$1515</b>
<b>Insurance</b>	<b>\$8551</b>
<b>Water/Swr</b>	<b>\$4353</b>
<b>Taxes</b>	<b>\$9609</b>

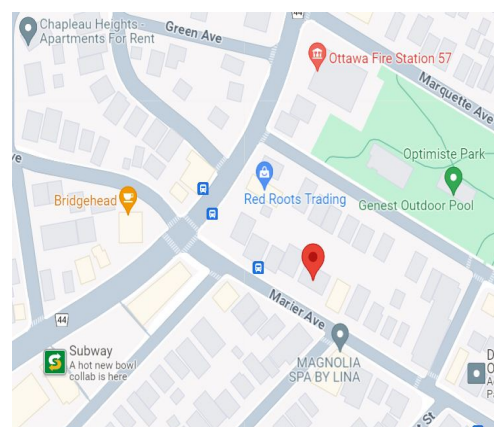
## Investment Opportunity

Exclusively listed with Jackie Laurin, Broker.

**\$1,600,000**

Amazing location in trendy Beechwood, adjacent to the new St. Charles Market and multiple condo developments. Steps to shops, cafes, restaurants, Rideau River walking and cycling paths. Close to downtown and Ottawa U. Great investment opportunity in highly sought after neighbourhood, purpose built all brick building with 6 large - 2 bedroom units. All units have separate dining rooms. Laundry room with coin operated washer and dryer. 8 outdoor parking spaces. Building is low maintenance, turnkey, well maintained and self managed by the Owner. Contact Listing Agent for showing schedule.

No sign on the property. Survey on file. Updates include Gas hot water boiler (2016), Windows (2018), Coin operated Washer and Dryer (2022) , 2 Gas Hot Water Tanks (2023) , 2 upgraded Kitchens.



OntarioWide Real Estate Brokerage  
3455 Garrard Rd  
Whitby, Ontario L1R 2N2

**Jackie Laurin, Broker**  
Office 855.668.9433  
Mobile 613.851.9099  
[jackie@estatebroker.ca](mailto:jackie@estatebroker.ca)

[www.estatebroker.ca](http://www.estatebroker.ca)