



Raquel Ireta

Real Estate Sales Representative



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Award Winner 2009 & 2010

INVESTORS DREAM!! Exclusive Opportunity in Downtown Ottawa

GREAT INVESTMENT OPPORTUNITY

COMMERCIAL AND RESIDENTIAL \$675,000

Check this solid building as Triplex Renovated and perfect condition to take over for the perfect investor.

1 commercial large space: 2 full bathrooms

2 apartments currently rented: 6 bedrooms, 3 bathrooms

This property is residential and commercial located in great location for a business or office space. This property offers you versatility to meet any business ideas or your potential tenant's needs.

The main level offers you the chance to have a large commercial space or divide it for two commercial spaces. Its up to the needs of your next business or tenant.

Second level comes with 3 bedrooms, kitchen and two full bathrooms.

Third Level 3 spacious bedrooms with fire exit and 1 full bathroom.

This is a easy to manage investment with great potential, do not missed it!



- Lot Approximately 27 Feet x 112 Feet
- Heating is Gas – hot water radiator
- Low Basement Unfinished
- Property Taxes Property Tax \$ 11373.28 (c:8159.48-R:\$3282)

Utilities

Gas	2432
Hydro	4465.5
water	2882.92
Insurance	4000
	11280.42

www.Raquelireta.com

OWNER OPERATING A BUSINESS – LOW RENTS

2 Apartment (3 bedroom) total \$3150

commercial low rent estimate / owner operated \$2066.66

Market Average Estimates:

Apartments 6 bedrooms x 600 =3600

Parking 3x100 =300

Commercial \$2500

Current Income

\$37,800

\$24,799.92

\$62,600

MARKET AVERAGE

43200

3600

\$30,000

76800

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