

# \$1,578,000 - 155 Marquette Avenue, Ottawa

MLS® #X12030402

**\$1,578,000**

0 Bedroom, 0.00 Bathroom, 6,600 sqft

Multi-family on 0.00 Acres

3402 - Vanier, Ottawa, Ontario

ASSUMABLE MORTGAGE AT 2.17% INTEREST! Own a turnkey investment property in sought-after Beechwood Village! This well-maintained, purpose built 6-unit (4 x 2 bdrm, 2 x 1 bdrm) offers a fantastic opportunity for investors seeking stable income and further opportunities to add value. Assumable CMHC-insured 1st mortgage with ultra low 2.17% interest rate renewing in Dec 2025. Recently replaced boiler and hot water tanks, and retrofitted laundry room ensure reliable operation for years to come, along with minimized operating costs. New windows throughout enhance comfort and efficiency. The R4S zoning allows for renovations and potential to increase density on the property. Situated in the vibrant Beechwood Village / Vanier North neighbourhood, the property enjoys excellent access to shops, restaurants, schools, and public transportation, ensuring a steady tenant pool. (id:6289)

## Essential Information

Listing #	X12030402
Price	\$1,578,000
Bathrooms	0.00
Square Footage	6,600
Acres	0.00
Type	Multi-family

## Community Information



Address	155 Marquette Avenue
Subdivision	3402 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1L5J7

### **Amenities**

Parking Spaces	5
----------------	---

### **Interior**

Heating	Hot water radiator heat
---------	-------------------------

### **Exterior**

Lot Description	Bldg=67 x 82 FT ; 1
-----------------	---------------------

### **Listing Details**

Listing Office	CAPITAL COMMERCIAL INVESTMENT CORP.
----------------	-------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 2:01am EDT