

\$1,690,000 - 381-383 Montreal Road, Ottawa

MLS® #X12111479

\$1,690,000

0 Bedroom, 0.00 Bathroom, 2,000 sqft

Retail on 0.00 Acres

3402 - Vanier, Ottawa, Ontario

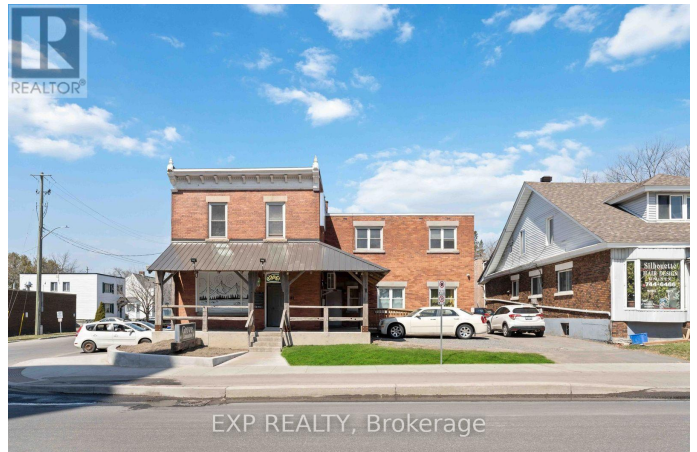
Fully-leased mixed-use building on corner lot. Tenants pay their own hydro, separate meters (four), Natural Gas boiler/ radiators (replaced 2020).Roof replaced 2009 and 2022, Windows replaced 2005. Second floor units have fridge, stove, washer and dryer (apts #1 & #2). Foundation repaired and new cement veranda with metal roof 2020. All Units renovated (electrical and plumbing) in the last five years. Main tenant on leases. Commercial tenants pay their portion of property taxes. Zoned mixed use (commercial & residential).Existing mortgage is at residential rate. Total expenses are \$19,057.94 (including taxes, insurance & utilities, & maintenance). The total annual gross income is approx. \$108,000.00 and the total annual net income is approx. \$88,942.06 (id:6289)

Essential Information

Listing #	X12111479
Price	\$1,690,000
Bathrooms	0.00
Square Footage	2,000
Acres	0.00
Type	Retail

Community Information

Address	381-383 Montreal Road
Subdivision	3402 - Vanier



City	Ottawa
Province	Ontario
Postal Code	K1L6A8

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=56.6 x 76 FT
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Listing Details

Listing Office	EXP REALTY
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Listing information last updated on October 17th, 2025 at 7:31pm EDT