

\$1,299,000 - 327-329 Shakespeare Street, Ottawa

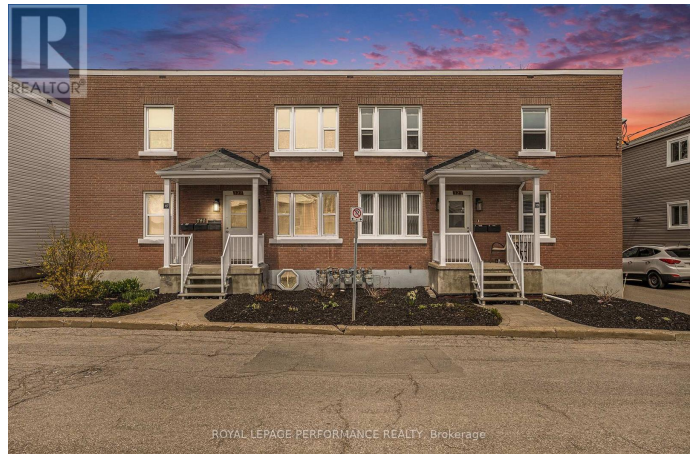
MLS® #X12130394

\$1,299,000

11 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

3402 - Vanier, Ottawa, Ontario

SUPER Well maintained and TURN KEY, FIRE RETROFITTED, in Surging gentrification neighborhood, 5 Unit building ,Legal 4 plex with accessory apartment, many upgrades (see attachment) ,327 has three 2 bedroom apts and 329 has one 2 bedroom and one large 3 bedroom on 2 levels, (main and basement). Basement of this unit has the potential of converting into a bachelor or studio for increased income. Buyer to verify feasibility, 4 car garage/ carport in backyard. Front and back access to the building, back has very convenient and nice closed in staircase for extra storage (2016),and gives access to all apartments and common area, repaved driveway(2016) gardens and landscaping recently redone. Each tenant pays for the following utilities, hydro, and HWT(rental and gas) Landlord pays for heat (except basement unit) water and hydro for common spaces. Landlord office in basement and common area for laundry accessible to all units. Coin operated washer and dryer. Total income from rent and laundry=\$90,827K (2025) . Expenses=\$19,499, NOI =\$71,328 taxes=\$8,776 Insurance= \$6,075, utilities for common space(water and heating)=\$2,412. Close to amenities, shopping restaurants, transit, minutes to downtown Ottawa. 24hr notice for all showings. ONLY 2 UNITS AVAILABLE FOR SHOWINGS UNTIL THERE IS AN ACCEPTED OFFER. (id:6289)



Essential Information

Listing #	X12130394
Price	\$1,299,000
Bedrooms	11
Bathrooms	5.00
Acres	0.00
Type	Multi-family

Community Information

Address	327-329 Shakespeare Street
Subdivision	3402 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1L5M1

Amenities

Amenities	Park, Schools
Utilities	Cable, Electricity, Sewer
Features	Paved yard
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter, Dishwasher, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Wall unit
# of Stories	2
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	66 x 95 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PERFORMANCE REALTY
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Listing information last updated on October 18th, 2025 at 6:16pm EDT