

\$2,049,950 - 22 Delaware Avenue, Ottawa

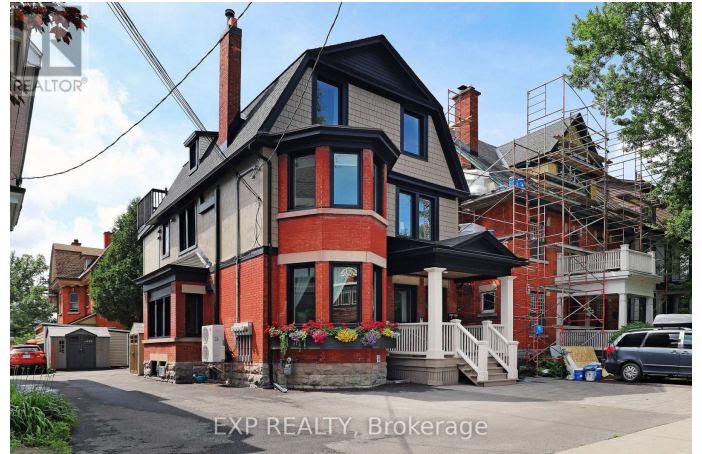
MLS® #X12275614

\$2,049,950

7 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

4104 - Ottawa Centre/Golden Triangle,
Ottawa, Ontario

Must see this unique investment opportunity in prestigious Golden Triangle. 22 Delaware Avenue, a fully updated and rarely available 4plex just steps from the Rideau Canal, Lansdowne, Elgin Street & downtown. This bright & spacious property features 4 self-contained units, generating a strong income stream. The large apartments each come with a parking space & every amenities expected from a premium building. This building is ideal for Investors seeking a strong rental income or live-in owners looking to offset their mortgage. The building has been extensively renovated from top to bottom. Major updates include new electrical & plumbing systems, ductless air-conditioning, updated stylish kitchens & bathrooms, new windows, terraces with view of the Canal, restored front porch, newly-paved parking area, shared patio & dedicated storage. Tenants enjoy modern, exceptionally well-maintained apartments in one of Ottawa's most walkable and desirable locations. With excellent long-term tenants in property with low maintenance requirements, this is a true turn-key asset with stable cash flow & future growth potential. Live in one apartment & rent the rest, or add a premium property to your portfolio in a location that is always in high demand. This is a rare opportunity to own a fully renovated multi-unit property where charm, attention to detail & pride of ownership shines in one of Ottawa's best rental markets.



Features! Rooftop terrace - Oversize windows (all) - Screened Glass doors - Fireplaces - High ceilings - Exposed brick - Canal views - Bay windows - Heated floors - Heated Bathroom floors (all) - A/C (all) - Stylish light fixtures (all) - Shoe racks - Wall-to-wall closets - Practical floor designs (all) - Generous kitchens (all) - Above stove microwave or stainless steel hood fan (all) - Granite or quartz counter tops (all) - Bathroom furniture/shelves(all) - Plaster ceiling moldings - Premium flooring - Smooth ceilings (all) - 6 appliances (all)- Intercom (all). (id:6289)

Essential Information

Listing #	X12275614
Price	\$2,049,950
Bedrooms	7
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	22 Delaware Avenue
Subdivision	4104 - Ottawa Centre/Golden Triangle
City	Ottawa
Province	Ontario
Postal Code	K2P0Z3

Amenities

Amenities	Separate Electricity Meters, Separate Heating Controls
Features	Carpet Free
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Oven - Built-In, Intercom, Water meter, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Radiant heat

Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Basement	Apartment in basement

Exterior

Exterior	Brick, Hardboard
Lot Description	41 x 90 FT
Foundation	Stone

Listing Details

Listing Office EXP REALTY



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