

\$1,399,900 - 309 Cyr Avenue, Ottawa

MLS® #X12292814

\$1,399,900

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

3404 - Vanier, Ottawa, Ontario

Prime Investment Opportunity in Ottawa

Turnkey 5-Plex with Excellent Returns:

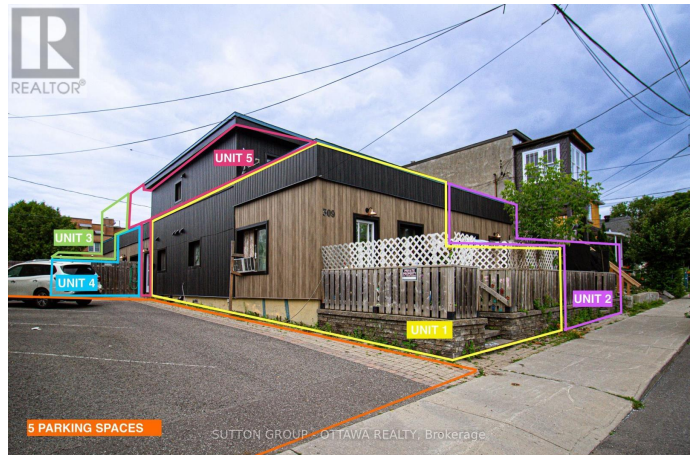
Welcome to 309 Cyr Avenue, an exceptional chance to secure a fully tenanted,

income-producing 5-unit property in a desirable Ottawa neighbourhood. Whether you're an experienced investor or looking to grow your portfolio, this asset delivers reliable cash flow today with strong upside potential.

This well-maintained 5-plex offers a versatile mix of spacious, updated units occupied by quality tenants. The exterior has been recently renovated, boosting curb appeal and minimizing capital expenditures in the years ahead.

Inside, with room to further enhance rents and maximize income, this property has much upside potential. With steady income in place and under-market rents, this property is perfectly positioned for a new owner to unlock additional value through strategic updates and rental increases over time. Key Features: Five fully rented units with strong tenancy history; Newly renovated exterior low maintenance for years to come; Excellent location close to schools, transit, shopping, and Ottawas downtown core;; Opportunity to increase revenues and build long-term equity This is your chance to acquire a turnkey multi-unit property in one of Ottawas most robust rental markets. Properties of this calibre and income potential rarely become available. Don't wait, schedule your private tour today and see everything 309 Cyr Avenue has to offer!

Contact the listing agent for full financial



statements, rent rolls, and to arrange a confidential viewing. (id:6289)

Essential Information

Listing #	X12292814
Price	\$1,399,900
Bedrooms	8
Bathrooms	5.00
Acres	0.00
Type	Multi-family

Community Information

Address	309 Cyr Avenue
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1L7N6

Amenities

Parking Spaces	5
Parking	No Garage

Interior

Appliances	Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	2

Exterior

Exterior	Brick, Aluminum siding
Lot Description	64 x 96 FT
Foundation	Concrete

Listing Details

Listing Office	SUTTON GROUP - OTTAWA REALTY
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