

\$5,015,000 - 46 Nelson Street, Ottawa

MLS® #X12401654

\$5,015,000

0 Bedroom, 0.00 Bathroom, 4,532 sqft

Multi-family on 0.00 Acres

4002 - Lower Town, Ottawa, Ontario

Outstanding investment opportunity in the heart of downtown Ottawa. 46 Nelson is a fully renovated multi-residential property featuring 18 furnished suites with 20 bedrooms, all operated on an all-inclusive rental model that continues to attract strong demand from both students and young professionals. The building produces a gross annual income of \$404,000, supplemented by additional parking and laundry revenue, resulting in a Net Operating Income of \$288,673 and a very attractive cap rate of 5.75%. These metrics highlight the properties strength as a stable, cash-flowing asset in todays market. The location is boasting a 99 Walk Score, 86 Transit Score, and 97 Bike Score, with residents enjoying immediate access to the University of Ottawa, the ByWard Market, shopping, dining, and essential amenities. Extensive renovations and infrastructure upgrades ensure reliability, efficiency, and lower operating costs for years to come. The fully furnished and all-inclusive rental approach not only maximizes income but also broadens tenant appeal, reducing vacancy risk and keeping turnover manageable in a highly competitive rental market. For investors seeking a turnkey property with strong cash flow, proven stability, and long-term appreciation potential, 46 Nelson stands out as a rare opportunity to acquire a high-performing building in one of Ottawas most vibrant and desirable downtown neighbourhoods. (id:6289)



Essential Information

Listing #	X12401654
Price	\$5,015,000
Bathrooms	0.00
Square Footage	4,532
Acres	0.00
Type	Multi-family

Community Information

Address	46 Nelson Street
Subdivision	4002 - Lower Town
City	Ottawa
Province	Ontario
Postal Code	K1N7R2

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=46.56 x 102.5 FT
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Listing Details

Listing Office	SLEEPWELL REALTY GROUP LTD
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