

\$14,900,000 - 146-160 Osgoode Street, Ottawa

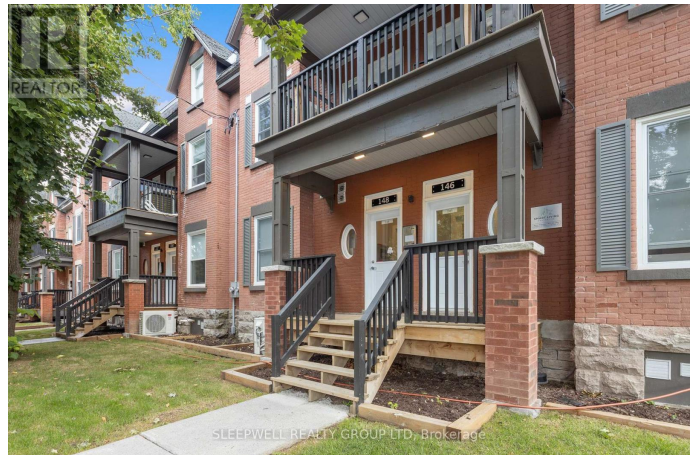
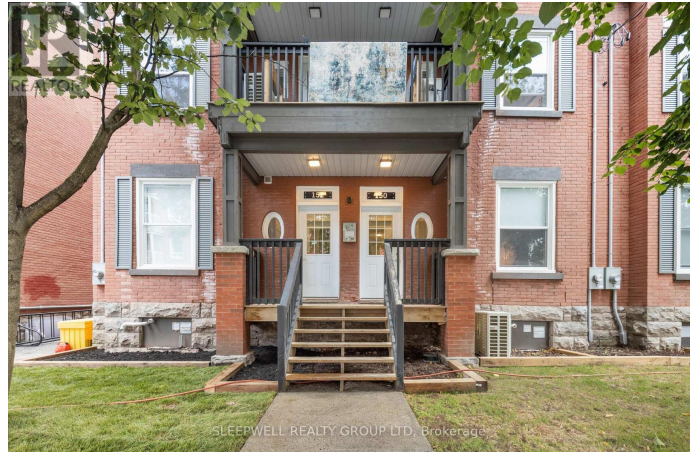
MLS® #X12401678

\$14,900,000

0 Bedroom, 0.00 Bathroom,
Multi-family

4004 - Sandy Hill, Ottawa, Ontario

Rare opportunity to acquire a large-scale multi-residential portfolio in Sandy Hill, just steps from the University of Ottawa. 146-160 Osgoode Street encompasses 8 addresses with a total of 68 fully renovated units, each designed to maximize income with shared kitchens, living areas, and balconies. This high-demand location consistently appeals to students and young professionals, supported by a 96 Walk Score and 97 Bike Score, with immediate access to campus, shops, restaurants, pubs, and everyday conveniences. The property produces a gross annual revenue of \$1,125,247 and a Net Operating Income of \$839,120, representing a strong 5.5% cap rate at current performance. Tenants benefit from modern amenities, upgraded systems, and efficient layouts that keep occupancy high while maintaining operational stability. Additional income streams are generated through shared facilities, enhancing the properties return profile. With its size, cash flow, and prime location, this portfolio represents a turnkey opportunity to secure one of Ottawas largest and most reliable student-focused multi-residential assets. Long-term appreciation potential, combined with strong current income, makes this a rare and highly attractive offering. (id:6289)



Essential Information

Listing #	X12401678
Price	\$14,900,000
Bathrooms	0.00
Type	Multi-family

Community Information

Address	146-160 Osgoode Street
Subdivision	4004 - Sandy Hill
City	Ottawa
Province	Ontario
Postal Code	K1N6S6

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

Listing Details

Listing Office	SLEEPWELL REALTY GROUP LTD
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