

\$799,000 - 426 Blake Boulevard, Ottawa

MLS® #X12443558

\$799,000

3 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

3404 - Vanier, Ottawa, Ontario

Terrific duplex with spacious main floor/lower level unit containing 2 main floor bedrooms and 1 lower bedroom as well as extra living space downstairs. The compact second floor 1 bedroom unit with long time tenant is bright and cheerful. The main floor is ready for owner occupant keen to have a "mortgage helper" or for an investor to rent out. This property represents great development opportunity as the lot is large and the current owner has already put in place some design drawings, soil testing and proformas for construction. Its a highly rentable property to hang on to and rebuild later if you are an investor or developer. Each unit has a separate entrance and driveway. The garage is mostly for storage but could potentially be OK for a car. South facing yard. Quiet, well maintained surroundings on the street and environs. Easy access to the St Laurent complex with its library, gym, pool and park. Steps form loads of food shopping on McArthur and decent access to transit. Day before notice please for appointments 24hour irrevocable on offers.

(id:6289)



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Essential Information

Listing #	X12443558
Price	\$799,000
Bedrooms	3
Bathrooms	3.00

Acres	0.00
Type	Multi-family

Community Information

Address	426 Blake Boulevard
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1K1B1

Amenities

Features	Carpet Free
Parking Spaces	2
Parking	Garage, Tandem
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Lot Description	65.5 x 100 FT ; pie shaped: 50 wide at rear
Foundation	Block

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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