

\$2,199,999 - 36 Ontario Street, Ottawa

MLS® #X12450865

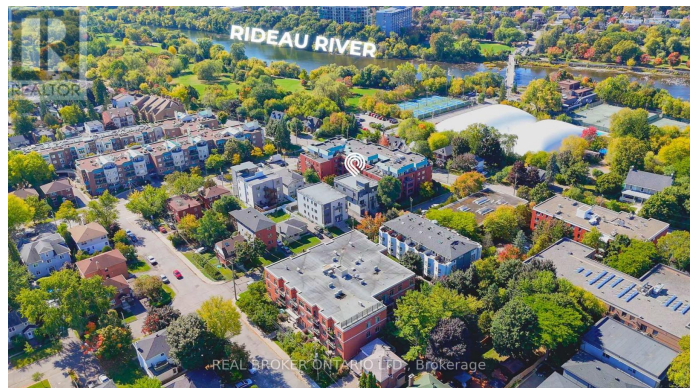
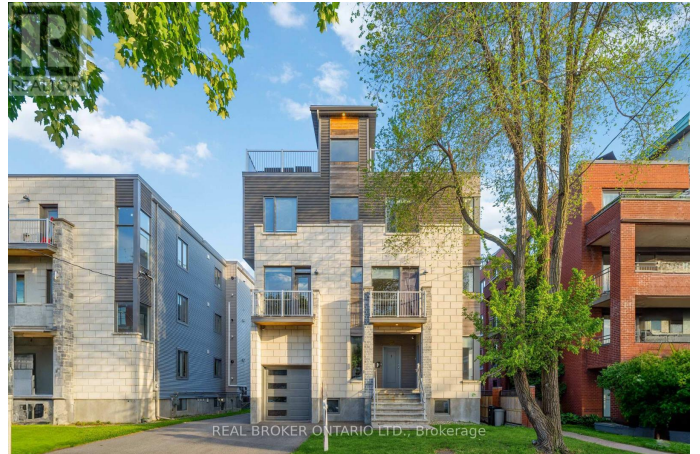
\$2,199,999

12 Bedroom, 9.00 Bathroom,
Multi-family on 0.00 Acres

3501 - Overbrook, Ottawa, Ontario

Experience modern luxury and smart investing at 36 Ontario Street - a 2016-built triplex that pairs upscale design and finishes with ~\$124K+ in annual rental income, all just steps from the Rideau River and walking distance to every amenity you can think of! Tucked away on a quiet street just steps from the Rideau River, parks, and public transit and only minutes to downtown Ottawa - this property delivers both lifestyle appeal and investment value in a thriving up-and-coming area.

Offering approximately ~7,500Sq.Ft of interior space including basement, each unit showcases upscale finishes, including hardwood flooring, quartz countertops, custom kitchen cabinetry, 9-foot ceilings, and oversized windows that flood the interiors with natural light. The exterior is equally striking with a stone façade, four balconies, a garage, a rooftop patio that comfortably hosts 20+ guests and a modern exterior camera system for added security. Unit 1: 3 bedrooms, main-floor office, 3 full bathrooms, and exclusive rooftop access. Unit 2: 5 bedrooms plus den/office, 3.5 bathrooms, 3 separate entrances, and cold storage room. Unit 3: 4 bedrooms plus den, and 2.5 bathrooms. Unit 2 presents a straightforward path to a fourplex conversion already roughed in for a kitchen and has a separate entrance. Looking ahead, the City of Ottawa's proposed zoning bylaw changes - expanding permissions for three-storey buildings across more neighbourhoods create opportunities for



professional office use or mixed-use redevelopment. With strong income, modern finishes, and flexible future potential, 36 Ontario Street is a rare opportunity in the heart of Ottawa. (id:6289)

Essential Information

Listing #	X12450865
Price	\$2,199,999
Bedrooms	12
Bathrooms	9.00
Half Baths	3
Acres	0.00
Type	Multi-family

Community Information

Address	36 Ontario Street
Subdivision	3501 - Overbrook
City	Ottawa
Province	Ontario
Postal Code	K1K1L1

Amenities

Amenities	Public Transit
Features	Lighting
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	City view

Interior

Appliances	Garage door opener remote(s), All
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stone
Lot Description	50 x 99.8 FT
Foundation	Block

Listing Details

Listing Office REAL BROKER ONTARIO LTD.



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