

\$2,399,900 - 244-246 Laurier Avenue E, Ottawa

MLS® #X12453921

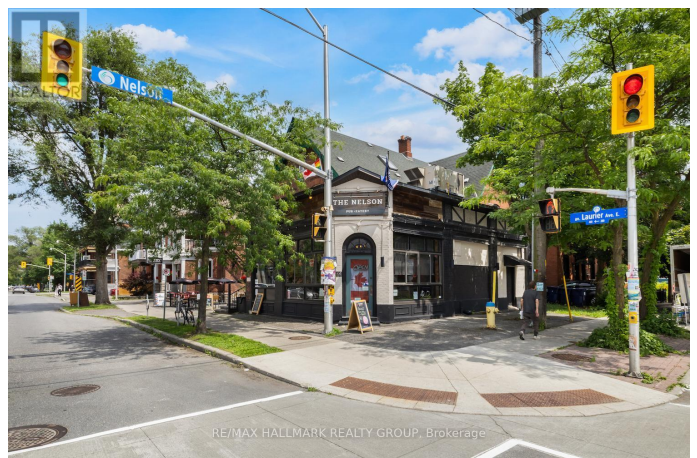
\$2,399,900

0 Bedroom, 0.00 Bathroom, 4,706 sqft

Retail on 0.00 Acres

4004 - Sandy Hill, Ottawa, Ontario

BEST VALUE IN OTTAWA, BUY A WHOLE BUILDING AND MAKE TONS OF MONEY WITH THIS CASH COW! Perfect opportunity to Owner-Occupy in one of Ottawas premier rental markets - Sandy Hill. This cornerstone opportunity can be the one that carries your entire portfolio, because the owner is able to offer a favourable VTB for qualified borrowers. With 20% down you can CASHFLOW OVER TEN THOUSAND DOLLARS/MONTH from day 1! Even better now because included is the sale of the business that NETs over 100k per year (VALUE of \$300k +) This standalone building offers the main floor and basement restaurant / bar with over 3100 sq ft, as well as two 2-bedroom units totalling approx. 1560 sq ft. on the upper floors. NOI approx. 161k, which is a 6.7% CAP rate, which is almost impossible to beat in this area right now. Parking for up to 4 vehicles. Situated close to the Rideau Centre, U of O, Adawe Bridge, Access to 417, 48 hours notice for all showings, and 48 hours notice for all offers. (id:6289)



Essential Information

Listing #	X12453921
Price	\$2,399,900
Bathrooms	0.00
Square Footage	4,706
Acres	0.00

Type Retail

Community Information

Address 244-246 Laurier Avenue E
Subdivision 4004 - Sandy Hill
City Ottawa
Province Ontario
Postal Code K1N6P4

Interior

Appliances Freezer, Hood Fan, Washer
Heating Natural gas Forced air
Cooling Fully air conditioned

Exterior

Lot Description Bldg=62 x 71 FT

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 8:01pm EST