

\$1,399,900 - 9 Gwynne Avenue, Ottawa

MLS® #X12479647

\$1,399,900

4 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

4504 - Civic Hospital, Ottawa, Ontario

Prime Civic Hospital Investment - Projected 4.8% Cap Rate Under Construction - Completion November 2025 A rare opportunity to own a new, brownstone-inspired duplex in Ottawa's prestigious Civic Hospital neighbourhood, steps from the city's top healthcare employers, Little Italy, and Dow's Lake. This property is purpose-built for high rental demand and low maintenance ownership. Property Overview: Unit 1: 3-bed, 3-floor duplex - townhouse-style layout with classic curb appeal Unit 2: 1-bed, 1-bath raised basement suite (602 sq. ft.) Tenants pay all utilities - streamlined operating costs Projected cap rate: ~4.8% (buyers to verify financials) Highlights: Stylish brownstone façade & modern interior finishes Steps to The Ottawa Hospital (Civic Campus), Carleton University, and transit Ideal for medical professionals or savvy investors seeking steady rental income Surrounded by cafes, parks, and the scenic Rideau Canal Investment Advantage: Quality design, prime location, and a strong professional tenant pool combine to deliver attractive, reliable returns in one of Ottawa's most desirable, walkable areas. (id:6289)



Essential Information

Listing #	X12479647
Price	\$1,399,900

Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	9 Gwynne Avenue
Subdivision	4504 - Civic Hospital
City	Ottawa
Province	Ontario
Postal Code	K1Y1X1

Amenities

Amenities	Separate Electricity Meters
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Basement	Apartment in basement

Exterior

Exterior	Brick Facing, Vinyl siding
Lot Description	23 x 58.4 M
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE INTEGRITY REALTY
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