

\$1,149,900 - 1008 St. Laurent Boulevard, Ottawa

MLS® #X12481437

\$1,149,900

6 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

3502 - Overbrook/Castle Heights, Ottawa,
Ontario

7.15% Cap Rate- Turnkey 5-Unit Semi-Detached Multiplex that has been Fully Renovated with Strong Cash Flow! An exceptional investment opportunity awaits, offering \$400,000 in recent capital improvements from top to bottom. 2- 2 Bedroom, 1- 1Bedroom 1- Studio + Den & 1- Studio. The property has been thoughtfully upgraded from the roof, insulation, electrical, plumbing, kitchens, bathrooms, flooring and soo much more making this a truly turnkey asset for any investor. Each unit has been modernized with quality finishes, ensuring long-term durability and tenant appeal. Major systems, interiors, and exterior elements have all been addressed, minimizing future maintenance costs. With a Net Operating Income of \$82,196, this property offers a solid return in a market where stability and performance matter. Landlord covers all utilities except for laundry & internet. Whether you're expanding your portfolio or entering the multi-family space, this is an investment you won't want to miss. 1,900SF.FT. of Parking. Investment Package Available with Rent Role & Capital Improvements. Zoning code:AM10(2199)AM10(1211)5228 (id:6289)



Essential Information

Listing #	X12481437
Price	\$1,149,900

Bedrooms	6
Bathrooms	5.00
Acres	0.00
Type	Multi-family

Community Information

Address	1008 St. Laurent Boulevard
Subdivision	3502 - Overbrook/Castle Heights
City	Ottawa
Province	Ontario
Postal Code	K1K3B4

Amenities

Amenities	Public Transit
Features	Flat site, Carpet Free, Sump Pump
Parking Spaces	7
Parking	No Garage

Interior

Appliances	Water Heater, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Aluminum siding, Brick
Lot Description	34 x 124 FT
Foundation	Poured Concrete, Block

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
----------------	--------------------------



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 October 28th, 2025 at 11:16pm EDT