

\$3,150,000 - 185 Henderson Avenue, Ottawa

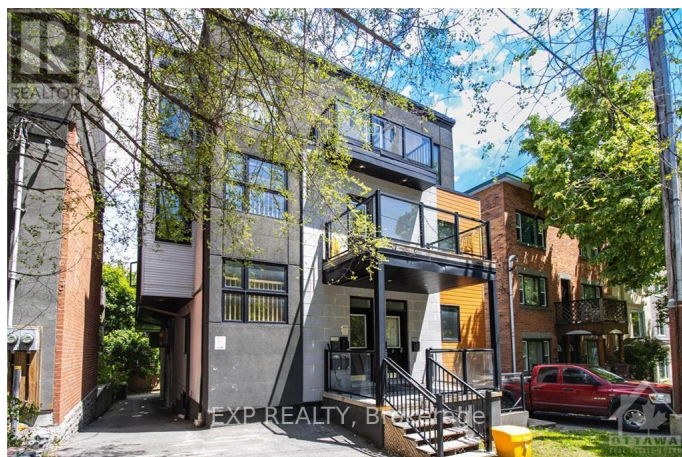
MLS® #X9516454

\$3,150,000

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.00 Acres

4004 - Sandy Hill, Ottawa, Ontario

Discover an exceptional investment opportunity with this six-unit building, featuring generously sized and fully occupied units. The property comprises four expansive 4-bedroom units and two 6-bedroom units, all equipped with in-unit laundry. Perfect for any investor, this building is nestled in a prime location just steps from Rideau Centre, the University of Ottawa, parks, and a variety of amenities. Strategically positioned in one of the city's most robust rental markets, this outstanding property offers immediate rental income with substantial potential for future growth. Don't miss your chance to explore this must-see investment, primed to deliver excellent returns in an unbeatable location. 48 Hours Notice for all showings & 48 Hour Irrevocable on all offers **EXTRAS** Other in expenses are Snow, garbage & lawn care. See attached for complete income and expenses. Capital expenditure statement will be provided upon request. Maintenance amount on MLS is estimated at 5% of income. (id:6289)



Essential Information

Listing #	X9516454
Price	\$3,150,000
Bathrooms	0.00
Acres	0.00
Type	Multi-family

Community Information

Address	185 Henderson Avenue
Subdivision	4004 - Sandy Hill
City	Ottawa
Province	Ontario
Postal Code	K1N7P7

Interior

Cooling	Fully air conditioned
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Exterior

Lot Description	40 x 101 FT ; 0
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Listing Details

Listing Office	EXP REALTY
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Listing information last updated on October 15th, 2025 at 12:31am EDT