

\$6,995,000 - 1008 Wellington Street W, Ottawa

MLS® #X9516527

\$6,995,000

0 Bedroom, 0.00 Bathroom, 10,186 sqft

Retail on 143.00 Acres

4203 - Hintonburg, Ottawa, Ontario

Discover a rare investment opportunity in Ottawa's revitalized Hintonburg neighborhood. This mixed-use property on Wellington Street West offers 6 commercial units over 10,185 sq.ft. of retail space and 11 residential units above, all fully occupied. With over 140 feet of prime frontage, this property is the largest site between Parkdale and Somerset Street West, covering approximately 20,039 sq. ft. The property generates a gross income of \$586,658, with operating expenses of \$228,965, producing a net operating income of \$357,693. Its prime location provides easy access to Tunney's Pasture, Bayview LRT Station, LeBreton Flats, and the Queensway via Parkdale Avenue. Zoned TM11, the property allows for diverse uses and a development height of 20 meters (65 feet), making it ideal for future residential intensification redevelopment. This property is a secure, lucrative investment offering steady rental income and significant growth potential in a vibrant, artistic community. (id:6289)

Essential Information

Listings #	X9516527
Price	\$6,995,000
Bathrooms	0.00
Square Footage	10,186
Acres	143.00
Type	Retail



Community Information

Address 1008 Wellington Street W
Subdivision 4203 - Hintonburg
City Ottawa
Province Ontario
Postal Code K1Y2X9

Amenities

Parking Spaces 17

Listing Details

Listing Office ACERTA REALTY INC.



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