



For Sale: Fourplex

240

Marier Avenue, Ottawa

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240 Marier Avenue

Fourplex for sale in Ottawa, Ontario.

The Offering

Don't miss this fourplex (4 x 1 bed) with over \$150,000 of capex! Corner property with great curb appeal priced at a 6 cap with over \$73,000 gross income and still has room to grow. Metal roof with steel guards and snow barriers, brand new rear stair case, deck as well as front steps and porch, one parking spot with new asphalt and new furnace 2023. Units 2, 3 and 4 have been completely renovated (unit 1 remains dated and requires TLC, yet its rented close to market rates). Coin operated laundry.



Size
4 Units



Zoning
R4UA-c
Residential Fourth Density Zone



List Price
\$829,000



Taxes
\$4,579

Availability
Flexible

Property Highlights

- \$150,000 Capital Improvements
- 6 Cap
- \$73,000 Gross Income
- Corner Property



Located in
Vanier



Easy access to
Downtown
Ottawa

Vanier



Total Population
1 KM: 17,631
3 KM: 95,800
5 KM: 206,942



Average Age
1 KM: 43.6
3 KM: 41.9
5 KM: 42



Average Household Income
1 KM: \$80,061
3 KM: \$97,676
5 KM: \$100,792



Renter Occupied Households
1 KM: 6,436 (68%)
3 KM: 30,933 (65%)
5 KM: 65,414 (63%)

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Virtual Tour



Highway 417



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