

46 Nelson Street, Ottawa

Residential Real Estate | 18 Units, 20 Beds

PRICE \$6,590,000

FOR SALE

**Investment opportunity in Downtown Ottawa!
Steps from Byward Market and the new LRT!**



Property Photos



Click links below to see Virtual Tours

[Unit 2 VR Tour](#)

[Unit 3 VR Tour](#)

[Unit 6 VR Tour](#)

[Unit 14 VR Tour](#)

[Unit 9 VR Tour](#)

[Unit 18 VR Tour](#)

Performance Summary

REVENUE	Monthly	Annual	
Rental Annual	\$34,415	412,980	
2% Vacancy	-\$688	-\$8,260	
Other	\$150	\$1,800	
Total Revenue	\$33,877	\$406,520	

EXPENSES	Monthly	Annual	%
Municipal taxes	\$3,355	40,262	9.90%
Utilities	\$2,071	24,848	6.11%
Repairs and maintenance	\$731	8,772	2.16%
Property Management fees	\$1,355	16,261	4.00%
Insurance	\$816	9,790	2.41%
Advertising	\$805	9,658	2.38%
Other	\$18	212	0.05%
Total Operating Expenses	\$9,150	\$109,803	27.01%

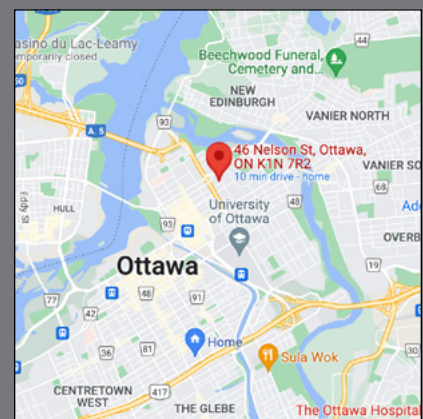
TOTAL OPERATING INCOME	\$24,726	296,717	
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46 Nelson
Floorplans

Property Highlights

- Fully Furnished, All-Inclusive
- 18 Units
- 2x 2-Bed, 10x 1-Bed, 6x Bachelor,
- 93 Walk Score, 96 Bike Score
- Secure building with Cameras and Digital Locks
- Steps from Byward Market
- Surrounded by restaurants, pubs, convenience and grocery stores

Property Type	Multi-Res
Complete Date	Aug 2021
Units	18
Utilities Included	yes
Wifi Included	yes
Furnished	yes
Demographic	Professional



Ottawa, Canada

Ottawa is the National Capital of Canada. It's city limit has been increased over the years, most notably when it amalgamated all the municipalities of the Regional Municipality of Ottawa-Carleton into a single city.

Ottawa's Rideau Canal is the oldest continuously operated canal system in North America. The city is also home to many Canadian museums and the LRT!

Ottawa hosts a variety of seasonal activities and festivals including, but not limited to, Winterlude, Canada Day celebrations, Bluesfest, Tulip Festival, Ottawa Dragon Boat race and the Ottawa International Jazz Festival.

Ottawa is also home to four professional sports teams: the Ottawa Senators (Hockey), the Ottawa Redblacks (Football), the Ottawa Fury FC (Soccer) and the Ottawa Champions (Baseball).

Ottawa is a great place to be!

