

310 Byron Avenue, Ottawa

List Price \$2,395,000



Westboro, excellent brick purpose built 6 unit apartment building

- 1 block to Richmond Rd and the Loblaws Superstore and all the stores and cafe's along Richmond Road, 10 minute walk to LRT transit.
- Substantially upgraded and fastidiously maintained
- Renovated apartments in an excellent Westboro location.
- Renovated kitchens and bathrooms
- refinished hardwood floors
- plumbing stacks replaced
- breaker panels in units
- hood fans, bathroom fans
- dishwashers
- 7 parking spaces plus extra area for snow – legal front yard parking
- coin op laundry, storage lockers, owned HWT's
- flat roof ~16 years old, furnace boiler 2015,
- windows replaced with vinyl windows
- outdoor seating area,
- **upside to the rents.**

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344 O'Connor St. | Ottawa, ON | K2P 1W1

Map: [Click Here](#)

MLS Listing and pictures: [Click Here for pdf version](#) [Click Here for web version](#)

Building Features:

- Purpose built 6 unit apartment building ; 5 x 2 BR, 1 x 1 BR
- Roof approximately 16 years old
- Hot water gas fired boiler 2015
- Unit have separate hydro meters
- 7 parking spaces. City Affidavit for 4 front yard parking spaces, 3 in back.
- Fire retrofit Letter
- Lower Lever Coin laundry
- Storage lockers

| | | | | | | | |
|----------------|------------|----------|------------|------------|------------|------------|----------------------|
| Income: | Apt 1 | Apt 2 | Apt 3 | Apt 4 | Apt 5 | Apt 6 | |
| | \$1,793.75 | \$990.71 | \$2,016.48 | \$1,355.28 | \$1,975.00 | \$2,024.38 | = \$10,155.60 |
| | [Sept/26] | [Jan/27] | [Feb/27] | [Feb/27] | [Apr/27] | [July/27] | * will increase |

- **Gross** \$ 10,155.60/m x 12 = **\$121,867.20**

Expense 2024:

- Heat \$ 2,735.82
- Hydro \$ 764.48
- Water \$ 3,186.74
- Insurance \$ 5,860.08
- Tax \$ 16,514.55
- Snow \$ 1,751.50

Total \$ **30,813.17**

Net Income: \$ **91,054.03**

Neighbourhood: 1 block to Richmond Rd and the Westboro Urban Village

- 1 block to the Super Store (Loblaws)
- Short stroll to all the shops of Westboro
- Close to the Transitway
- just blocks to the Ottawa River and Westboro Beach

Lot Size; 5,834.03 ft²(0.134 ac) - 49.91 ft x 116.46 ft **Area Demographics:** [Click Here](#)

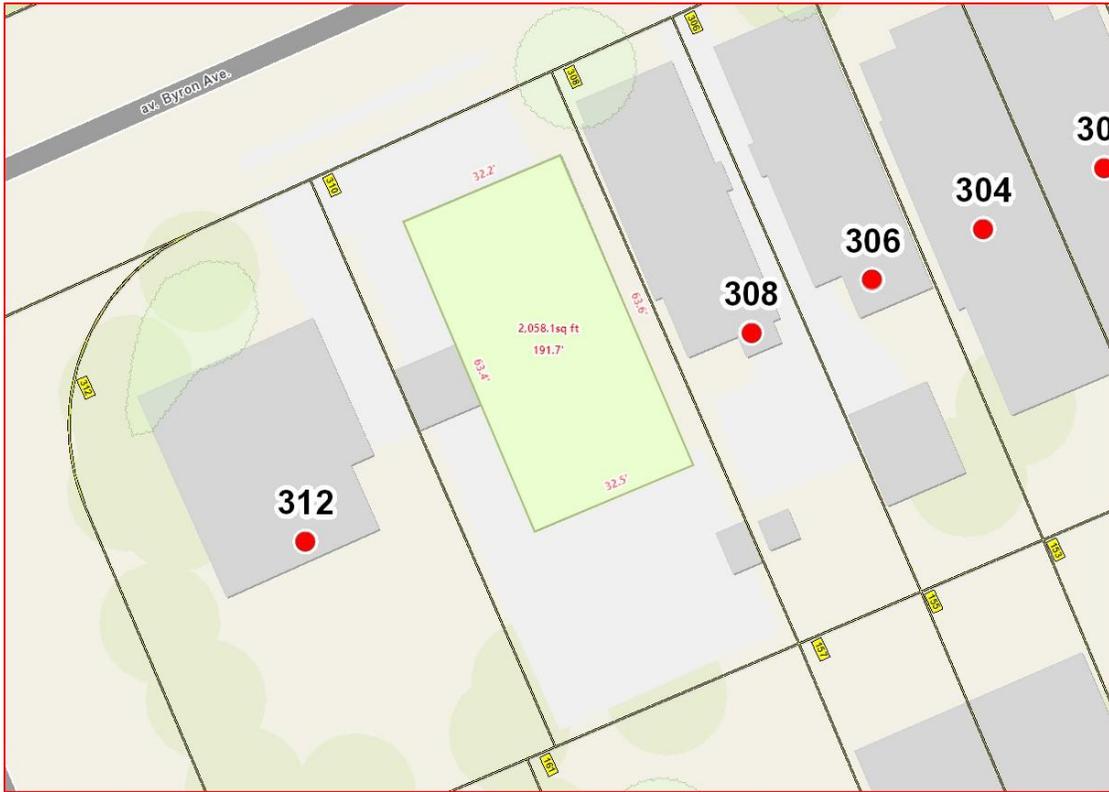
Survey: [Full](#) [Closeup](#)

Brochure: [Click here](#)

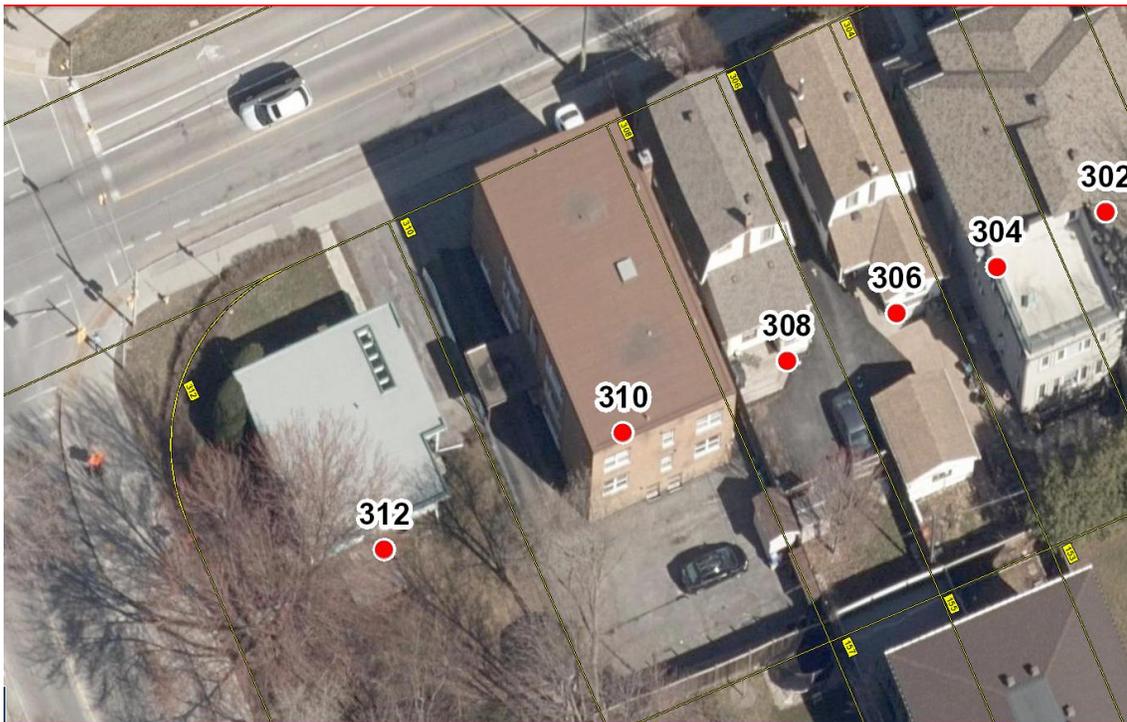
3 Storeys: Building footprint ~ 2,050 sq' ; 4,100 sq' above grade, ~2,050 sq' full height lower lever = 6,150 total sq'

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Old Zoning: [R3H subzone](#)

CM1 Zone New Zoning Bylaw: [Click Here](#)



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New zoning allows for a wide range of commercial uses.

- Currently leased residentially
- Possibility to lease units to commercial tenants in the future
- Redevelopment potential for 6 storeys

Email Ian for More Details: ian@ianhassell.com