

\$949,900 - 279 Clarence Street, Ottawa

MLS® #X12174266

\$949,900

4 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

4002 - Lower Town, Ottawa, Ontario

An outstanding investment opportunity in the vibrant heart of downtown Ottawa! This fourplex is perfectly situated just steps from the iconic ByWard Market, renowned for its lively nightlife, trendy cafes, and world-class dining. Each of the four units offers a 1-bedroom, 1-bathroom layout, ideal for professionals, couples, or short-term rental potential. Thoughtfully designed, these units combine comfort with unbeatable convenience. A rare find in the downtown core, the property includes four dedicated parking spots, a highly sought-after feature that enhances both tenant satisfaction and rental value. With public transit, shopping, cultural attractions, and the city's best entertainment options at your doorstep, this location truly has it all. Whether you're looking to expand your rental portfolio or seeking a centrally located income-generating property, this fourplex delivers location, lifestyle, and long-term value. 3/4 Units use to be rented out on Airbnb generating 85,000 in annual revenue. (id:6289)



Essential Information

Listings #	X12174266
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Acres	0.00

Type Multi-family

Community Information

Address 279 Clarence Street
Subdivision 4002 - Lower Town
City Ottawa
Province Ontario
Postal Code K1N5R2

Amenities

Parking Spaces 4
Parking No Garage

Interior

Appliances All
Heating Natural gas Forced air
Cooling Central air conditioning
of Stories 2

Exterior

Exterior Stucco, Vinyl siding
Lot Description 32.4 x 100.7 FT
Foundation Block

Listing Details

Listing Office EXP REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 11:31am PDT