

\$899,000 - 467-469 Braydon Avenue, Ottawa

MLS® #X12267256

\$899,000

8 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

3602 - Riverview Park, Ottawa, Ontario

Investment opportunity with LEGAL SDU, TWO hydro meters, TWO street numbers with separate entrances on a CORNER LOT in Riverview Park! Whether you're an investor chasing reliability or a buyer looking for a low-risk asset, this is a turnkey opportunity in a zero-vacancy zone, steps away to the Faculty of Medicine, the Ottawa Hospital, CHEO & NDMC, and minutes away from Train Yards shopping centre, LRT stations, trail, schools and HWY 417. Great cash flow with room to increase, currently at 5.69% cap rate. 467 Braydon Ave (Upper unit): 4 bedrooms, 1 bathroom, rented at \$2,640/month; 469 Braydon Ave (Lower unit): 4 bedrooms, 1 full bathroom & 1 partial bathroom, rented at \$2,360 /month; 4 parking spots, rented at \$260/month. All major components are updated: Roof: 2025; Hot Water Heater(rental): 2025; Central AC: 2022; Furnace: 2020; All vinyl windows. Loads of value at a fantastic location for those who seek optionality! (id:6289)



Essential Information

Listing #	X12267256
Price	\$899,000
Bedrooms	8
Bathrooms	3.00
Half Baths	1
Acres	0.00

Type	Multi-family
Style	Bungalow

Community Information

Address	467-469 Braydon Avenue
Subdivision	3602 - Riverview Park
City	Ottawa
Province	Ontario
Postal Code	K1G0W7

Amenities

Amenities	Separate Electricity Meters
Features	Lane, Carpet Free, In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater - Tankless, Dryer, Freezer, Hood Fan, Microwave, Two stoves, Two Washers, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	60 x 97.1 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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Listing information last updated on November 4th, 2025 at 8:16am PST