

\$2,275,000 - 11-1,2,3; 13-1,2,3 - 11 & 13 Acacia Avenue, Ottawa

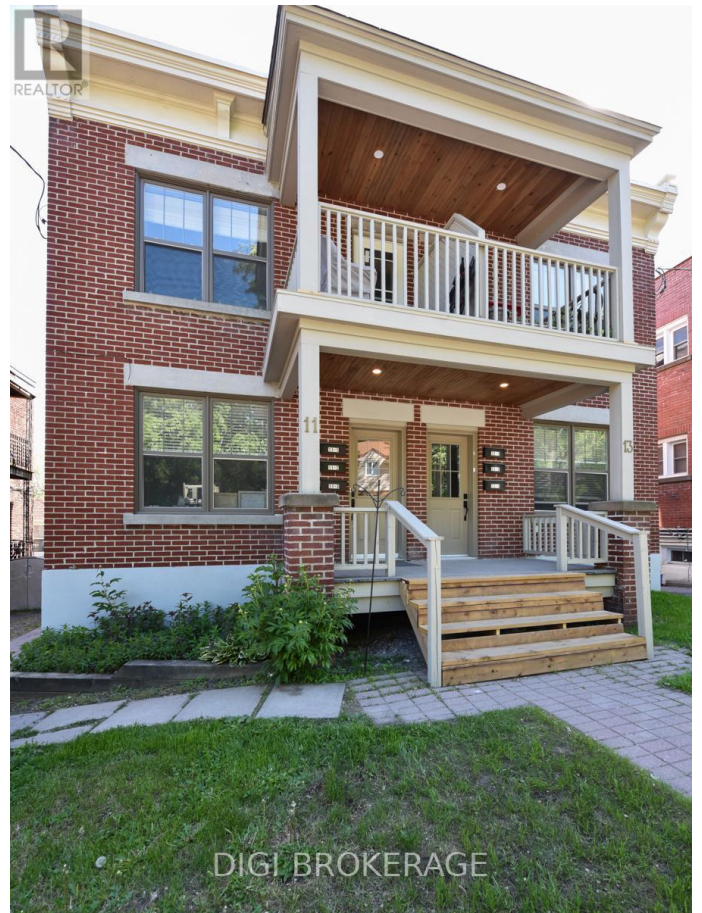
MLS® #X12304547

\$2,275,000

0 Bedroom, 0.00 Bathroom, 4,200 sqft
Multi-family on 0.00 Acres

3302 - Lindenlea, Ottawa, Ontario

Cap Rate = 5.3%. Fully renovated 6-plex apartment building on storied Acacia Ave at the entrance to Rockliffe Park. New bathrooms and kitchens w quartz countertops, new flooring, fridges, dishwashers, washer-dryers, microwaves and hot water tanks in all units in winter of 2021. New wiring and plumbing throughout. Building fully occupied with young professionals. Average lease length of 2 years, creating ample opportunity to increase rents to market value without additional capital improvements. Annual gross income of \$143k. NOI of \$121k. Electric heat, separate meters for each unit, tenants pay hydro. Two 1 bedroom garden-level walkout units with their own green space. Two 1 bedroom 1st floor units with private, west facing decks. Two 1 bedroom and den 2nd story units with private, east facing decks. Units rent from \$1,800/month to \$2,200/month. Parking for 6 cars in adjacent lot. Rent roll for all 6 units available. Financial statements prepared by accounting firm available, recent survey available. Safe, popular, leafy neighbourhood with many attractive amenities within short walking distance, including Metro, LCBO, Starbucks, Bridgehead, Pet Value, restaurants and specialty shops. Bike and jogging paths, and winding, secluded streets of Rockliffe Park only a stones throw away. Great location and excellent investment opportunity. (id:6289)



Essential Information

Listing #	X12304547
Price	\$2,275,000
Bathrooms	0.00
Square Footage	4,200
Acres	0.00
Type	Multi-family

Community Information

Address	11-1,2,3; 13-1,2,3 - 11 & 13 Acacia Avenue
Subdivision	3302 - Lindenlea
City	Ottawa
Province	Ontario
Postal Code	K1M0P3

Amenities

Amenities	Public Transit
-----------	----------------

Interior

Heating	Baseboard heaters
Cooling	None

Exterior

Lot Description	Bldg=38.1 x 43.6 M
-----------------	--------------------

Listing Details

Listing Office	DIGI BROKERAGE
----------------	----------------



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 November 4th, 2025 at 3:16pm PST