

\$2,450,000 - 255 Fifth Avenue, Ottawa

MLS® #X12331780

\$2,450,000

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

4401 - Glebe, Ottawa, Ontario

TURNKEY FOURPLEX + 5% CAP RATE + COVETED LOCATION in the heart of The Glebe with it's vibrant lifestyle and unbeatable walkability ~ shops, restaurants, pubs, music venues, bakeries, coffee shops, top-tier schools ~ green space including pathways along the Rideau Canal and several parks including Brown's Inlet Park (with 2 beautiful ponds that flow into the Rideau Canal) and Lansdowne Park, where you can enjoy sports events, concerts, restaurants & community spaces. Easy access to Carleton University, Dows Lake and downtown. PROFITABLE ADDITION to any real estate investment portfolio with steady income and superior LONG-TERM GROWTH POTENTIAL with it's ideal location and easy rentability. Strong demand and FULLY RENTED at market rental rates. Blend of modern conveniences and historic charm make this an ideal owner-occupied property. Great curb appeal with it's all-brick exterior and spacious covered balconies. FOUR UNITS each with 2 storeys, hardwood floors and in-unit laundry ~ 2- 5 bedrooms units and 2- 4 bedroom units. Garage and driveway parking further add to rentability. Visit our 360 tour under attached link "Unbranded Virtual Tour". Do not miss this opportunity to own an excellent investment opportunity in one of Ottawa's top rental markets. Call today for a private viewing and for financials. This is THE ONE! (id:6289)



Essential Information

Listing #	X12331780
Price	\$2,450,000
Bedrooms	18
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	255 Fifth Avenue
Subdivision	4401 - Glebe
City	Ottawa
Province	Ontario
Postal Code	K1S2N1

Amenities

Features	Carpet Free
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	50 x 66 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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Listing information last updated on October 23rd, 2025 at 3:16pm PDT