

\$799,000 - 446 Cambridge Street S, Ottawa

MLS® #X12402102

\$799,000

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

4502 - West Centre Town, Ottawa, Ontario

Prime Glebe/Little Italy 5CAP: Triplex 446 Cambridge Street South, Ottawa. Discover exceptional income potential in one of Ottawa's most walkable and vibrant neighbourhoods. Perfectly situated between the Glebe and Little Italy, this property is steps from 24/7 conveniences such as McDonalds, Tim Hortons, grocery and convenience stores, and direct bus service to Carleton University and University of Ottawa. The O-Train, boutique shops, diverse restaurants, and the natural beauty of Dows Lake and Commissioners Park are all within a short stroll. This quiet, well-maintained triplex features: Two one-bedroom apartments and one two-bedroom apartment, each with in-unit laundry and fully occupied. Recent upgrades that enhance value and reduce maintenance: Tankless on-demand hot water system (2025), New roof (2023), Fresh asphalt paving (2025), Updated kitchens, bathrooms, and flooring (2023), The thoughtfully designed layout appeals to young professionals, students, and urban dwellers, ensuring strong rental demand year after year. Nearby highlights include Dows Lake Pavilion, Lansdowne Park, and Preston Streets dining district, plus quick access to Carleton University, University of Ottawa, and Algonquin College. Whether you're looking to expand your investment portfolio or live in one unit while earning income from the others, this Triplex delivers long-term stability, modern efficiencies, and a location that remains one of



Ottawas most desirable. Some photos are digitally Staged. (id:6289)

Essential Information

Listing #	X12402102
Price	\$799,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	446 Cambridge Street S
Subdivision	4502 - West Centre Town
City	Ottawa
Province	Ontario
Postal Code	K1S4H7

Amenities

Utilities	Cable, Electricity, Sewer
Parking	No Garage, Street

Interior

Appliances	Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	23.3 x 64 FT
Foundation	Stone

Listing Details

Listing Office	EXP REALTY
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