

# \$749,900 - 478 Cumberland Street, Ottawa

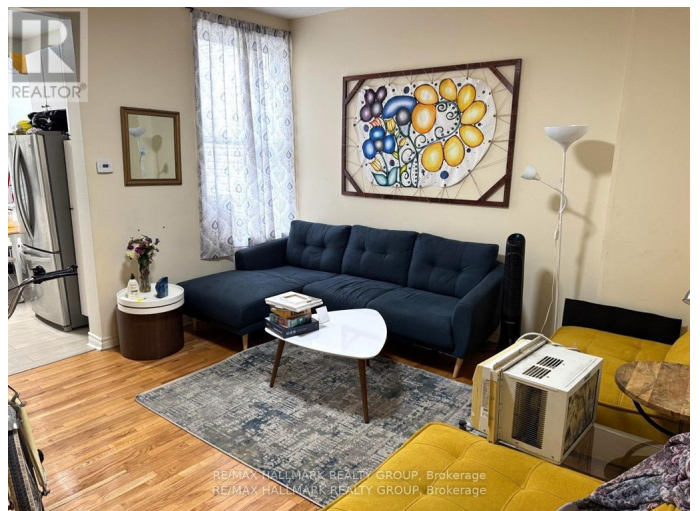
MLS® #X12409300

**\$749,900**

6 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

4003 - Sandy Hill, Ottawa, Ontario

Calling all investors for a wonderful opportunity to own this townhouse that is a short walk to uOttawa. Never a vacancy. The property has been in the same family for almost 40 years. It is set up with individual leases to young ladies attending the university. Please speak to the listing agent for more details. Offers a good cap rate of 5.2% with some great upside potential to increase the income. 24 hours notice for Showings. 24 hours irrevocable and Schedule B to accompany offers. Furnace (2024) See attached Financials. Photos are from current and past tenant set-up so may not fully reflect the way the rooms show currently. Showings Tuesdays, Thursdays, and Saturdays from 1 to 6 pm. The Townhome next door at 480 Cumberland is also available. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12409300     |
| Price     | \$749,900     |
| Bedrooms  | 6             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

Address 478 Cumberland Street

|             |                   |
|-------------|-------------------|
| Subdivision | 4003 - Sandy Hill |
| City        | Ottawa            |
| Province    | Ontario           |
| Postal Code | K1N7J9            |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Public Transit, Schools |
| Parking   | No Garage               |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Stove, Washer, Two Refrigerators |
| Heating      | Natural gas Forced air                            |
| Cooling      | Window air conditioner                            |
| # of Stories | 2                                                 |
| Has Basement | Yes                                               |

### Exterior

|                 |              |
|-----------------|--------------|
| Exterior        | Brick, Stone |
| Lot Description | 16.2 x 66 FT |
| Foundation      | Concrete     |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX HALLMARK REALTY GROUP |
|----------------|------------------------------|



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Listing information last updated on October 28th, 2025 at 3:16pm PDT