

\$2,575,000 - 70 Russell Avenue, Ottawa

MLS® #X12421864

\$2,575,000

21 Bedroom, 8.00 Bathroom,
Multi-family on 97.20 Acres

4004 - Sandy Hill, Ottawa, Ontario

Introducing 70 Russell Avenue a premier investment opportunity in Ottawa's sought-after Sandy Hill. This newly constructed, purpose-built multi-family property is designed to meet the needs of today's tenants, ensuring energy efficiency and modern amenities that deliver consistent rental income. The building features three spacious five-bedroom units and a unique six-bedroom, two-story suite on the top floor, appealing to diverse tenants. Interiors boast vinyl flooring, large windows, modern kitchens, two full bathrooms, and in-unit laundry. Just a 2-3 minute walk to the University of Ottawa, it offers unbeatable convenience, attracting young professionals and tenants alike. The vibrant neighbourhood includes dining, parks, entertainment, high walkability, and easy access to transit. With steady demand and premium amenities, 70 Russell Avenue is a rare investment in Ottawa's thriving rental market. Don't miss this opportunity to own a high-performing asset in an unbeatable location! Unit 1: \$3,998/m, Unit 2: \$4,152/m, Unit 3: \$4,175/m, Unit 4 \$5,850 (6 bed). GOI 218,104, NOI 157,702, TOE 58,221 (id:6289)



Essential Information

Listing #	X12421864
Price	\$2,575,000
Bedrooms	21

Bathrooms	8.00
Acres	97.20
Type	Multi-family

Community Information

Address	70 Russell Avenue
Subdivision	4004 - Sandy Hill
City	Ottawa
Province	Ontario
Postal Code	K1N7X1

Amenities

Amenities	Public Transit, Park
Utilities	Electricity
Features	Carpet Free
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Foundation	Concrete

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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