

\$899,900 - 902 Watson Street, Ottawa

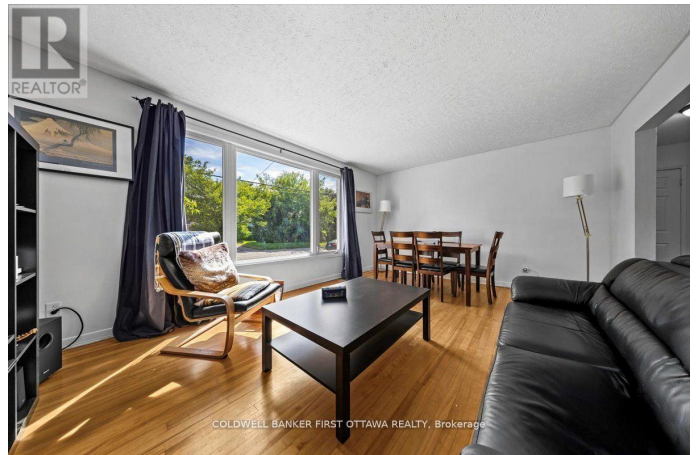
MLS® #X12422769

\$899,900

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

6202 - Fairfield Heights, Ottawa, Ontario

Nestled in the highly sought-after Britannia neighborhood, this 3 unit --> a legal duplex with an additional secondary dwelling unit presents an exceptional investment opportunity with immediate income potential. The building also offers a small dynamic office space as well. Two units are tenanted and one left vacant for now. Ideally located in the city, the property enjoys a prime location just moments from Britannia Beach, offering serene waterfront access and scenic parkland, while being steps from top-rated schools, boutique shopping, and trendy cafes. With swift access to LRT transit and Highway 417, commuting to downtown Ottawa, Kanata, or Gatineau is effortless, enhancing its appeal to tenants. The nearby Britannia Yacht Club, Andrew Haydon Park, and multi-use pathways provide year-round recreation, making this a coveted location for long-term renters. The property features two spacious 3-bedroom units, each with hardwood floors, bright living spaces, and private backyard access, plus a lower-level 1-bedroom unit with a full kitchen and open-concept living area. Additional income included a coin-operated laundry and storage facilities. Total parking for 6 vehicles. Also equipped with security cameras. Combining strong cash flow with long-term appreciation in one of Ottawas most desirable neighbourhoods, this is an investment opportunity not to be missed. (id:6289)



Essential Information

Listing #	X12422769
Price	\$899,900
Bedrooms	7
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	902 Watson Street
Subdivision	6202 - Fairfield Heights
City	Ottawa
Province	Ontario
Postal Code	K2B6B9

Amenities

Amenities	Public Transit
Utilities	Cable, Electricity, Sewer
Parking Spaces	6
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	39 x 100 FT
Foundation	Block

Listing Details

Listing Office	COLDWELL BANKER FIRST OTTAWA REALTY
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