

# \$789,999 - 189 Preston Street, Ottawa

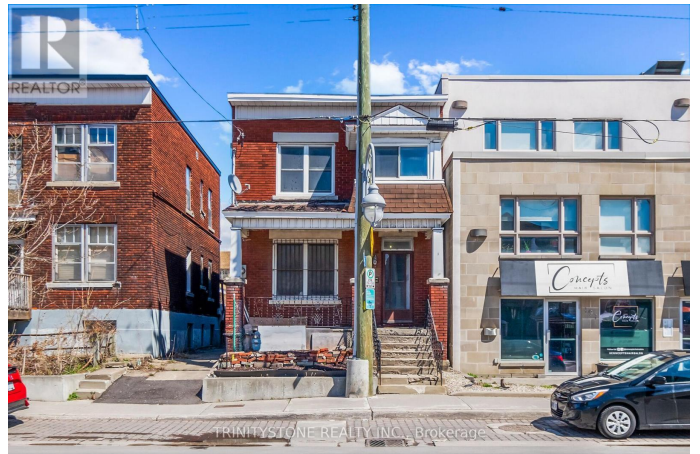
MLS® #X12444218

**\$789,999**

4 Bedroom, 2.00 Bathroom,  
Multi-family on 0.00 Acres

4205 - West Centre Town, Ottawa, Ontario

This 1930s duplex is a fantastic investment opportunity with its prime location in the heart of Little Italy directly on Preston Street and so much future potential with a location like this. The proximity to everything and convenient access to the LRT, Lebreton, Dows Lake. Many places within walking distance making you want to stay local especially in this vibrant and culturally rich neighborhood. The duplex has two separate units, each with separate hydro meters. You can enter both units from the front or close it off and make the back entrance only for the lower unit. Choose to update and maintain it as a duplex, Alternatively, you could explore the option of demo the building and create a commercial space and apartments above, tapping into the increasing demand for mixed-use developments. Considering the ongoing development and appreciation in such a prime location, investing in this property for the future seems like a easy decision. The potential for rental income coupled with the opportunity for future development and appreciation makes it an attractive prospect for investors looking for long-term growth. TM Zoning, Same owners 40+ years. Flexible closing. Book an appointment to check out this fantastic future opportunity. (id:6289)



## Essential Information

Listing #                      X12444218

Price	\$789,999
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family

## Community Information

Address	189 Preston Street
Subdivision	4205 - West Centre Town
City	Ottawa
Province	Ontario
Postal Code	K1R7P8

## Amenities

Features	Carpet Free
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2

## Interior

Appliances	Dryer, Water Heater, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Brick Facing
Lot Description	22.6 x 103 FT
Foundation	Concrete

## Listing Details

Listing Office	TRINITYSTONE REALTY INC.
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