

\$1,649,900 - 3835 Mcbean Street, Ottawa

MLS® #X12468809

\$1,649,900

0 Bedroom, 0.00 Bathroom, 5,760 sqft

Retail on 0.00 Acres

8209 - Goulbourn Twp From Franktown Rd/South To Rideau, Ottawa, Ontario

Prime Investment Opportunity - Fully Leased Commercial Property. An exceptional opportunity for the discerning investor: this fully leased property features three stable tenants generating a total gross annual rental income of \$128,400. All tenants share hydro costs equally, while the landlord covers property taxes, insurance, water, landscaping, environmental services, and snow removal - streamlining management and enhancing tenant satisfaction. The front section of the lot has been recently paved, ensuring excellent curb appeal and functionality. Zoned RG3[151r], the property offers strong current cash flow with exciting future development potential, as a new residential subdivision is being constructed directly behind the site-presenting opportunities to service this growing community. Please note: storage containers located at the rear of the property are excluded from the sale. Vacant lot at 3833 McBean also available for sale. (id:6289)



Essential Information

Listing #	X12468809
Price	\$1,649,900
Bathrooms	0.00
Square Footage	5,760
Acres	0.00
Type	Retail

Community Information

Address 3835 Mcbean Street
Subdivision 8209 - Goulbourn Twp From Franktown Rd/South To Rideau
City Ottawa
Province Ontario
Postal Code K0A2Z0

Interior

Cooling Fully air conditioned

Exterior

Lot Description 99.91 x 235.74 FT

Listing Details

Listing Office SUTTON GROUP - OTTAWA REALTY



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