

\$700,000 - 378 Enfield Avenue, Ottawa

MLS® #X12476100

\$700,000

7 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

3404 - Vanier, Ottawa, Ontario

Welcome to 378 Enfield - a true cash-cow investment property with absolutely positive cash flow! Located in an R2L zoning area, this property is legally approved as a rooming house with up to 7 bedrooms and also offers exceptional development potential. With further design, it can be redeveloped into a multi-unit apartment building from 6 units. Currently generating a gross monthly income of approximately \$5,500, detailed cashflow and expense form ready for reference for serious buyer. This property is fully managed by a powerful professional property manager that has been handling all day-to-day operations smoothly - zero hassles for the owner. The main floor features 4 bedrooms, 2 bathrooms, a spacious kitchen, laundry room, and a bright living area. The basement includes 3 additional bedrooms, 2 bathrooms, and a full kitchen, ideal for flexible rental arrangements. Completely renovated in 2023, the home showcases upgraded plumbing, electrical, and HVAC systems, along with new insulation, fresh paint, and brand-new windows and doors throughout. Walking distance to Green & Fresh, Loblaws supermarket, Bus stations, RCMP headquarter, Canadian Cyber security center, around 2km to Ottawa University and one bus to Carleton University and surrounded by lots other amenities. This turnkey investment has been successfully operating for the past two years - a rare opportunity to own a high-performing, low-maintenance property with strong cash



flow and future development upside! (id:6289)

Essential Information

Listing #	X12476100
Price	\$700,000
Bedrooms	7
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	378 Enfield Avenue
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1L7L3

Amenities

Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Lot Description	50 x 88 FT
Foundation	Block

Listing Details

Listing Office	HOME RUN REALTY INC.
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