

\$1,260,000 - 391 Greenwood Avenue, Ottawa

MLS® #X9515687

\$1,260,000

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

5105 - Laurentianview, Ottawa, Ontario

Welcome to this fully updated legal duplex with a permitted basement Secondary dwelling unit in the heart of Westboro of Ottawas most desirable neighbourhoods. Sitting on a wide 49' lot, this income-generating property features three spacious 2-bed/1-bath units, each with its own private driveway. With over \$150K in recent renovations, including a luxury main-floor upgrade, excavated and structurally reinforced basement, and renovated second floor, this is a rare opportunity to own a low-maintenance, high-return asset. Steps from top schools, parks, trendy shops, westboro beach and transit, its ideal for savvy investors or multi-generational living. Fully tenanted with strong cash flow and a solid 5.2% cap rate, this is Westboro real estate done right. 2021 investments incl. luxuriously renovated Unit 1, improved entrance/common space, re-styled driveways & manicured grounds. Basement professionally excavated to increase ceiling height and reinforced with a structural buttress wall. All work completed with permits and inspections on file. Legal lower-level unit offers strong rental income potential, an excellent investment with lasting value. 2nd floor renovations (2024) new carpet on stairs (2024) electrical & plumbing (2023) , 3 new windows in the basement (2023). windows, roof)2019). Operionnal Surveillance system in the building (6 Cameras with DVR) included. shed included. Appealing cash flow, 3 meters; gas furnace, c/air, 2 hot water tanks, hardwood, vinyl windows throughout. Ideal for



investors or seeking future multi-generational residence. All units currently tenanted. Shared coin laundry (additional income) Rents: Apt #1: \$24000/m + hydro, Apt #2: 2150/m + hydro, Apt B: \$2000/m . Exceptional opportunity in Ottawa's hottest neighbourhood! Set showing schedule +24hrs notice., Flooring: Hardwood, Flooring: Other (See Remarks) (id:6289)

Essential Information

Listing #	X9515687
Price	\$1,260,000
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	391 Greenwood Avenue
Subdivision	5105 - Laurentianview
City	Ottawa
Province	Ontario
Postal Code	K2A0X4

Amenities

Amenities	Public Transit, Park
Parking Spaces	6

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	49 x 66 FT ; 0
Foundation	Block

Listing Details

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