

# \$2,100,000 - 141 Primrose Avenue, Ottawa

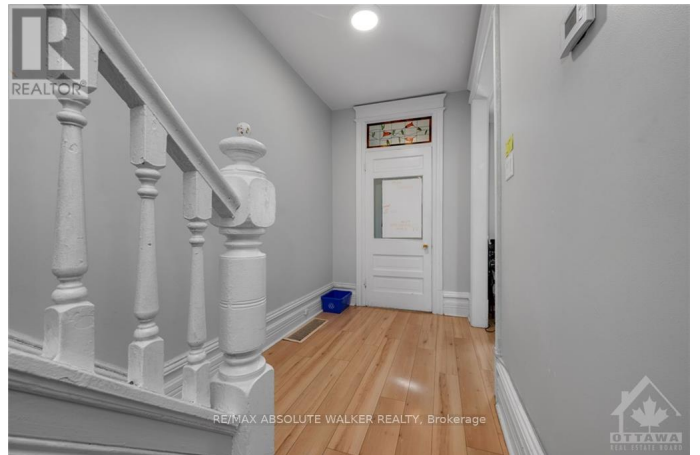
MLS® #X9523213

**\$2,100,000**

12 Bedroom, 9.00 Bathroom,  
Multi-family on 0.00 Acres

4204 - West Centre Town, Ottawa, Ontario

Opportunity awaits! CAP RATE 7.55%. Perfect for visionary investors or ambitious home buyers seeking a revitalization project in the vibrant Lebreton Flats. Three refreshed century townhomes with original charm in a quiet neighbourhood are part of this exceptional real estate opportunity. Built in 1905, each home boasts 4 spacious bedrooms two equipped with 3 full bathrooms and one with 2.5 bathrooms along with partially finished basements. Separate utilities - forced air heating, on-demand tankless hot water, and air conditioning. Set on a generous lot of 56 x 84 feet and just steps away from the exciting new Sens arena development, LRT, and so much more! Don't miss out on this remarkable opportunity to make your mark in a thriving community! (id:6289)



## Essential Information

|            |              |
|------------|--------------|
| Listing #  | X9523213     |
| Price      | \$2,100,000  |
| Bedrooms   | 12           |
| Bathrooms  | 9.00         |
| Half Baths | 1            |
| Acres      | 0.00         |
| Type       | Multi-family |

## Community Information

Address 141 Primrose Avenue

|             |                         |
|-------------|-------------------------|
| Subdivision | 4204 - West Centre Town |
| City        | Ottawa                  |
| Province    | Ontario                 |
| Postal Code | K1R6M4                  |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Public Transit, Park  |
| Utilities      | Natural Gas Available |
| Parking Spaces | 2                     |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Water Heater             |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| Has Basement | Yes                      |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Exterior        | Brick              |
| Lot Description | 56.2 x 83.9 FT ; 0 |
| Foundation      | Stone              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ABSOLUTE WALKER REALTY |
|----------------|-------------------------------|



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Listing information last updated on November 1st, 2025 at 7:31am PDT