



This Property is Brought to You by the

The REPS are a small, hard-working real estate team based in Ottawa, Ontario. Established in 2006, we hit the ground running with our direct and honest approach to buying and selling residential and commercial properties. We offer large scale solutions for developers, direct marketing for local listings, and everything in between. Our clients' real estate success has ensured our own continued growth and longevity in the business.



2 Oakland Avenue
Ottawa, ON

\$1,598,000



Once in a Lifetime Investment Opportunity

Here's your chance to own a stunning fourplex in one of Ottawa's most prestigious neighbourhoods. This stunning property has never been on the market before. This purpose built property in an iconic location has the potential you are looking for. Located in the heart of the Glebe, literally across from Lansdowne Park and TD Place with great access to transit and all amenities, finding qualified tenants is a breeze.

With 6 available parking spots, 3 of which are enclosed garage spaces, and storage lockers the option to increase revenue is there. Large rooms with loads of character and charm. Clean, bright, functional spaces each with separate laundry hookup. Owned by the same landlord for 50+ years, renovations include updated electrical, updated furnace, plumbing updates, floor refinishing and more. Separate hydro meters, very efficient boiler heating system. The possibilities here are endless, come and have a look for yourself.



Address	2 Oakland Avenue
List Price	\$1,598,000
Title Form	Fourplex
Taxes	\$10,131/2015
Storeys	Three
Year Built	1900/Approx
Parking	3 Garage/3 Outdoor
Storage	3 Lockers
Lot size	38.5 x 109.5

Unit Income	#1 (2bd)—\$1600/mo
	#2 (2bd)—\$1400/mo
	#3 (2bd)—\$1200/mo
	#4 (1bd) —\$700/mo

Income Total	\$58,800 (annual)
---------------------	-------------------

Annual Expenses:

Heat	~\$3,439
Hydro	~\$853
Water	~\$1,198
Lawn/Snow	~\$500
Insurance	~\$3,542

Upgrades

Refinished hardwood
Flat roof (2015)
Furnace System (2014)
Alcan Windows (2000)
Plumbing (2015)

2 Oakland Avenue
Ottawa, ON

\$1,598,000