

**310 Byron Avenue, Ottawa**

**List Price \$2,550,000**



Westboro, excellent brick purpose built 6 unit apartment building, substantially upgraded and fastidiously maintained, with renovated apartments in an excellent Westboro location. Renovated kitchens and bathrooms, refinished hardwood floors, plumbing stacks replaced, breaker panels in units, hood fans, bathroom fans, dishwashers, 6 parking spaces plus extra area for snow, coin op laundry, storage lockers, owned HWT's, roof ~16 years old, furnace boiler 2015, windows replaced with vinyl windows, outdoor seating area. There is upside to the rents. 1 block to Richmond Rd and the Loblaws Superstore and all the stores and cafe's along Richmond Road, 10 minute walk to LRT transit.

**Map:** [Click Here](#)

**MLS Listing and pictures:** [Click Here for pdf version](#) [Click Here for web version](#)

*Ian Hassell* 613-794-8555 [cell] [ian@ianhassell.com](mailto:ian@ianhassell.com) [www.ianhassell.com](http://www.ianhassell.com) 613-563-1155 [off] Salesperson

344 O'Connor St. | Ottawa, ON | K2P 1W1

**Building Features:**

- Purpose built 6 unit apartment building – 5 x 2 BR, 1 x 1 BR
- Roof believed to be approximately 16 years old
- Hot water gas fired boiler
- Unit have separate hydro meters
- 6+ parking spaces. City Affidavit for 4 front yard parking spaces, 3 in back.
- Fire retrofit Letter
- Lower Lever laundry
- Storage lockers

<b>Income:</b>	Apt 1	Apt 2	Apt 3	Apt 4	Apt 5	Apt 6	
	\$1,793.75	\$970.33	\$1,975.00	\$1,327.40	\$1,743.70	\$2,024.38	= <b>\$9,834.56</b>
	[*Sept/25]	[Feb/25]	[Jan/25]	[Feb/25]	[Feb/25]	[*July/25]	last * Increase
- <b>Gross</b>	\$ 9,834.56/m x 12 = <b>\$118,014.72</b>						

**Expense 2024:**

- Heat \$ 2,391.97
- Hydro \$ 819.84
- Water \$ 3,346.90
- Insurance \$ 7,500.60
- Tax \$ 15,540.54
- Snow \$ 1,661.10

**Total** \$ **31,260.95**

**Net Income:** \$ **86,753.77**

**Neighbourhood:** 1 block to Richmond Rd and the Westboro Urban Village

- 1 block to the Super Store (Loblaws)
- Short stroll to all the shops of Westboro
- Close to the Transitway
- just blocks to the Ottawa River and Westboro Beach

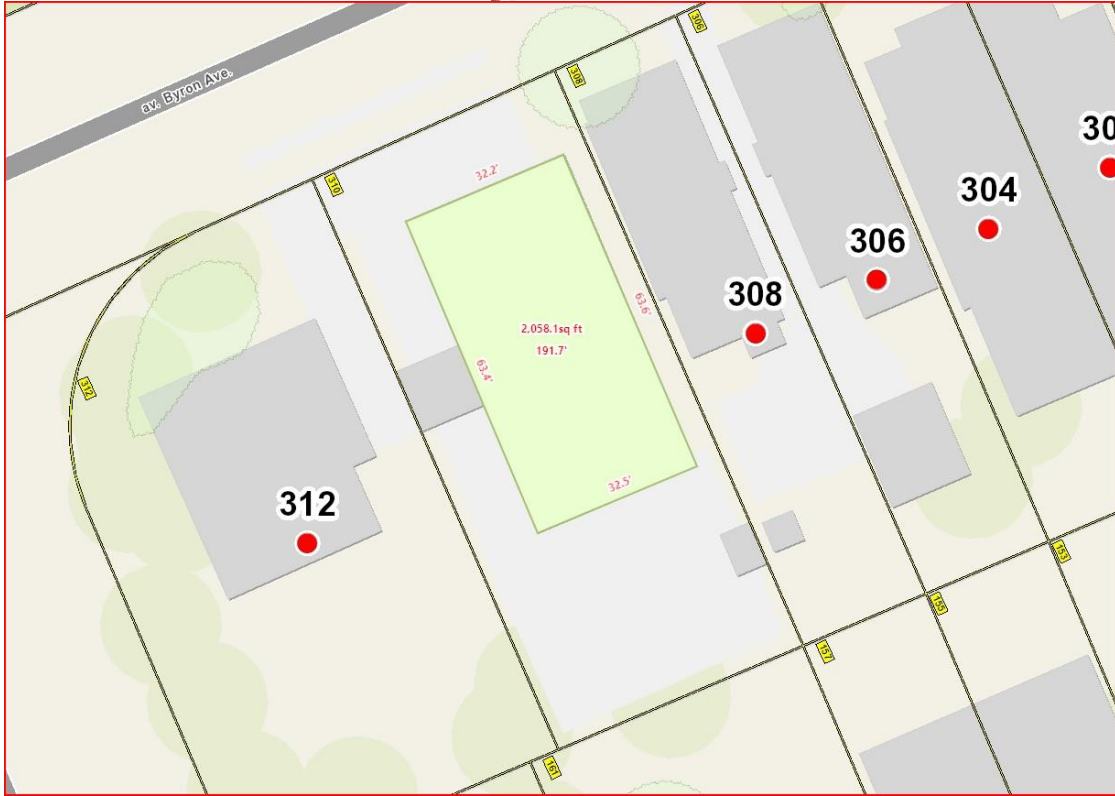
**Lot Size;** 5,834.03 ft<sup>2</sup>(0.134 ac) - 49.91 ft x 116.46 ft      **Area Demographics:** [Click Here](#)

**Zoning:** [R3H subzone](#)      **Draft of New Zoning Bylaw:** [Click Here](#)

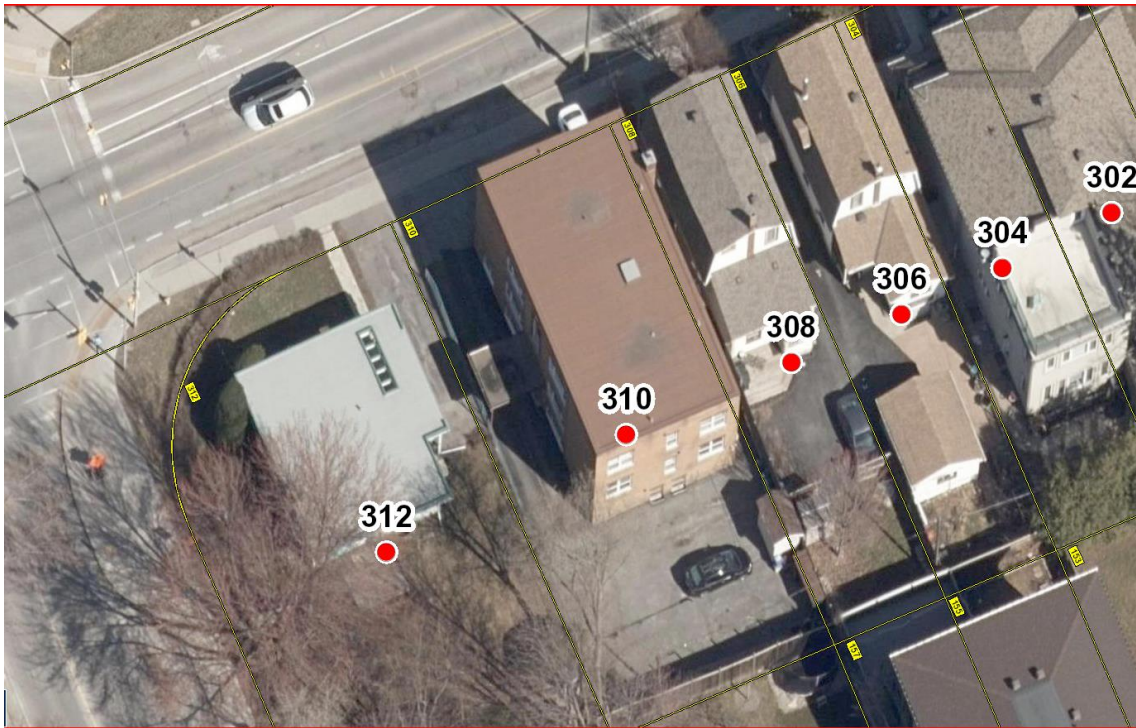
**Survey:** [Full](#) [Closeup](#)      **Brochure:** [Click here](#)

**21/2 Storeys:** Building footprint ~ 2,050 sq’ ; 4,100 sq’ above grade, ~2,050 sq’ full height lower lever

**Click Here for More Details:** [ian@ianhassell.com](mailto:ian@ianhassell.com)



Contains information licensed under the Open Government License - City of Ottawa



Contains information licensed under the Open Government License - City of Ottawa