

62 Columbus Ave

&

12 Sylvester Street

 Ottawa, ON K1K 1R3

\$3,000,000

**SEMI DETACHED
FOURPLEX**



Fourplex / 2 Storey



4 Units | 11 Bedrooms |
9 Bathrooms



Prime Investment Opportunity
in a Growing Neighbourhood



expTM
REALTY
BROKERAGE

ALIABBAS
REAL ESTATE SALESPERSON

62 COLUMBUS AVE & 12 SYLVESTER ST



PROPERTY SUMMARY



Style / Type:
Fourplex / 2 Storey



Dist / Neigh:
3501 - Overbrook



Municipality:
Ottawa



Lot Size:
52' x 104'



Zoning:
RESIDENTIAL -
Residential Third Density (R3)



PRICING & FINANCIAL ANALYSIS

REVENUE

Unit 1 - 62A Columbus 4 Beds 3 Baths	\$4,800/month
Unit 2 - 62B Columbus 2 Beds 2 Baths	\$2,500/month
Unit 3 - 12A Sylvester 3 Beds 3 Baths	\$4,500/month
Unit 2 - 12B Sylvester 2 Beds 1 Bath	\$2,500/month
Total Monthly Rent:	\$14,300.00
Total Annual Income:	\$171,600.00

EXPENSES

Property Taxes:	\$16,663.00
Insurance:	\$3,264.00
Water & Sewer:	Tenants pay their own utilities
Heat:	Tenants pay their own utilities
Maintenance (Includes Snow Removal):	\$2,400.00
Total Expenses:	\$22,327.00
Net Operating Income:	\$149,273.00



DIRECTIONS

From the highway, North on Vanier Parkway, left on Donald street, Left on North River Rd, and then left on Columbus, the last house on the street.

CAP RATE:
4.98%

INFORMATIONS



UNIT 1: 62-A COLUMBUS



\$4,800/M



4 BEDS



3 BATHS

Beautiful 4-bedroom, 3-bath home featuring a spacious layout, hardwood floors, modern kitchen, bright living spaces, and a comfortable design ideal for families or professionals.



UNIT 2: 62-B COLUMBUS



\$2,500/M



2 BEDS



2 BATHS

Updated 2-bedroom, 2-bath lower-level unit featuring modern finishes, open-concept living, in-unit laundry, heated floors, and a bright, comfortable layout.



UNIT 3: 12-A SYLVESTER



\$4,500/M



3 BEDS



3 BATHS

Luxury 3-bed, 3-bath custom home with modern finishes, gourmet kitchen, spacious layout, and rooftop patio offering stunning Ottawa skyline views.



UNIT 4: 12-B SYLVESTER



\$2,500/M



2 BEDS



1 BATH

Beautiful 2-bedroom, 1-bath custom-built rental featuring an open-concept layout, modern finishes, quartz kitchen, and spacious living areas.

DEMOGRAPHICS OVERVIEW



POPULATION

775



AVG. HOUSEHOLD
INCOME

\$137,272
(NBH)



HOME OWNERSHIP

65%

Own

35%

Rent



EMPLOYMENT

56%

Employed

44%

Unemployed



UNIVERSITY
EDUCATION

40%

(NBH)



IMMIGRATION
STATUS (NBH)

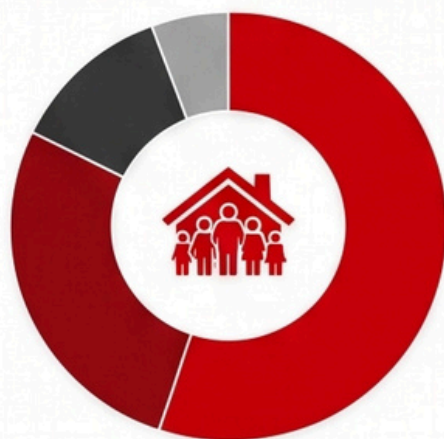
21%

Immigrant

79%

Non-Immigrant

HOUSEHOLD PROFILE (NBH)



- **58%** Married
- **24%** Single
- **13%** Separated / Divorced
- **5%** Other

HOUSING OVERVIEW



375

Occupied Private
Dwellings (NBH)



Majority of
Homes Built
Before 1960

STRUCTURAL TYPE (NBH)



Apartment

51%



Single Detached

33%



Semi-Detached

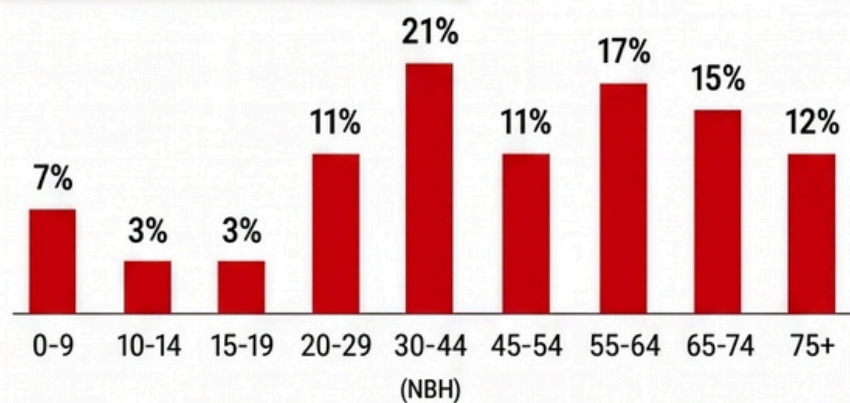
7%



Row House

9%

AGE DISTRIBUTION (NBH)

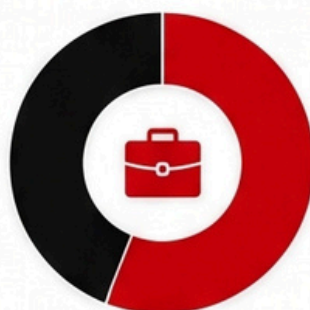


LARGEST AGE GROUP:

30-44 YEARS (21%)

SOCIO-ECONOMIC PROFILE

EMPLOYMENT (NBH)



56%

Employed

44%

Unemployed

HIGHEST LEVEL OF EDUCATION



University

40%



College

17%



High School

25%



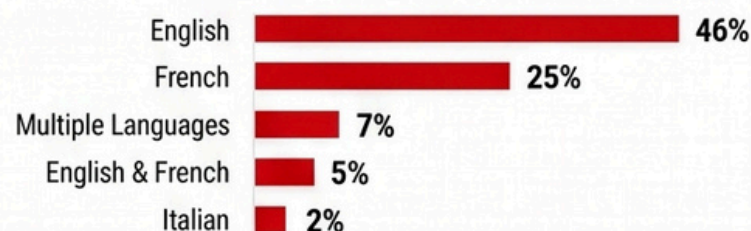
Other

18%



AVERAGE HOUSEHOLD INCOME

\$137,272 (NBH)



IMMIGRATION STATUS (NBH)



21%

Immigrant

79%

Non-Immigrant

MAP OF THE PROPERTY

 62 Columbus Ave & 12 Sylvester St, Ottawa, ON K1K 1R3



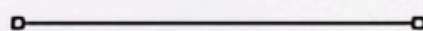
NEARBY AMENITIES

- St. Laurent Shopping Center
- Food Court
- Mobile Service Providers
- Goodlife Fitness
- Intact Insurance
- Biking
- Donald Plaza & RioCan St. Laurent
- Restaurants/Fast Food
- Gas Stations
- Giant Tiger
- BMO Bank Of Montreal
- Rideau Sports Center
- University of Ottawa
- Dentists
- Rideau Hall
- Parliament Buildings
- Train Yards Mall
- Walking Trails



Contact Us

For further information and detail



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REALTY
BROKERAGE

ALI ABBAS
REAL ESTATE SALESPERSON