



Asking Price: \$1,350,000

62 Columbus Ave

Ottawa, Ontario K1K 1R3

Newer-Built Luxury Duplex – 5.75%
CAP Rate – Prime Ottawa Location

*Flexible Layout: Live in One, Rent the
Other | Steps to Rideau River & RSC*

Contact Me

 (613) 704-3938

 ali@aliabbas.ca

 www.aliabbas.ca

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■ PROPERTY DESCRIPTION

This 2022-built luxury duplex is steps from the Rideau River, Rideau Sports Centre, and NCC trails, with quick access to downtown, Parliament Hill, and the University of Ottawa. Featuring a legal secondary dwelling with private entrance, it offers the flexibility to live in one unit or rent both for maximum income.

Highlights include Laurysen custom kitchens, quartz counters, stainless steel appliances, hardwood and radiant heated floors, 9-ft ceilings on every level, and a 200+ sq. ft. rooftop terrace with panoramic city views. Fully tenanted, it generates a 5.75% CAP rate with strong rental income.

Location:	62 Columbus Ave.
Close to:	Rideau River / Rideau Sports Centre
Units:	2
Asking Price:	\$1,350,000
Price/Unit:	\$675,000
Reference	n/a
Age:	2022
Lot Size:	52' x 50'
Construction:	Concrete / Wood frame
# of Stories:	2 + Finished Lower Level
Balconies:	Rooftop Terrace (200+ sq. ft.)
Elevator:	No
Intercom:	—
Hall Floors:	Hardwood / Tile
Room Floors:	Hardwood / Tile
Fridges / Stoves:	2 / 2
Heating Type:	Gas / Forced Air (Upper) + Radiant Heated Floors (Lower)
Hot Water Supply:	Gas / On-Demand Owned
Washer / Dryer:	2 / 2 (In-unit laundry for both units)
Parking / Garages:	1 garage + 2 driveway spaces
Leases:	Current tenants in both units
Brick/Exterior:	Concrete / Wood
Hydro Paid:	By tenants

62-A Columbus Ave

UNIT - 1

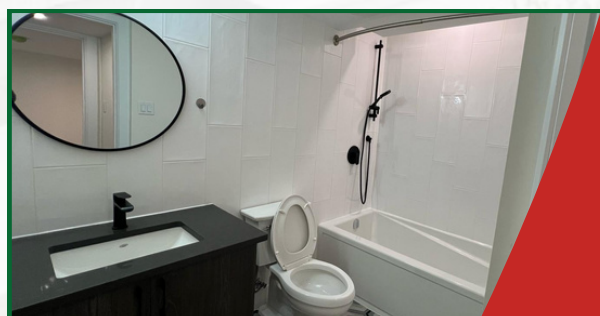
- **\$4,750/month | 4 Bed | 3 Bath**
- 9-ft ceilings throughout main & upper floors for a bright, open feel
- Laurysen custom kitchen with double islands, quartz counters & stainless steel appliances
- Primary suite with walk-in closet & 5-piece luxury ensuite (double sinks, soaking tub, drainless seated shower)
- Open-concept living & dining with gas fireplace and hardwood floors
- Three additional spacious bedrooms with large windows
- Second-floor laundry room with quartz counters and ample storage
- Direct access to 200+ sq. ft. rooftop terrace (shared) with panoramic city views
- Garage + driveway parking spot



62-B Columbus Ave

UNIT - 2

- **\$2,500/month | 2 Bed | 2 Bath | 880 sq. ft.**
- Private side entrance for added privacy
- Modern full kitchen with ample cabinetry & stainless steel appliances
- Open-concept living and dining area with oversized windows for natural light
- Radiant heated floors for year-round comfort
- Sound-insulated construction for added privacy between units
- Primary bedroom with generous closet space
- Second bedroom ideal for guests, home office, or small family
- In-unit laundry for added convenience
- Steps to Rideau River, Rideau Sports Centre, NCC trails, and public transit
- One driveway parking spot

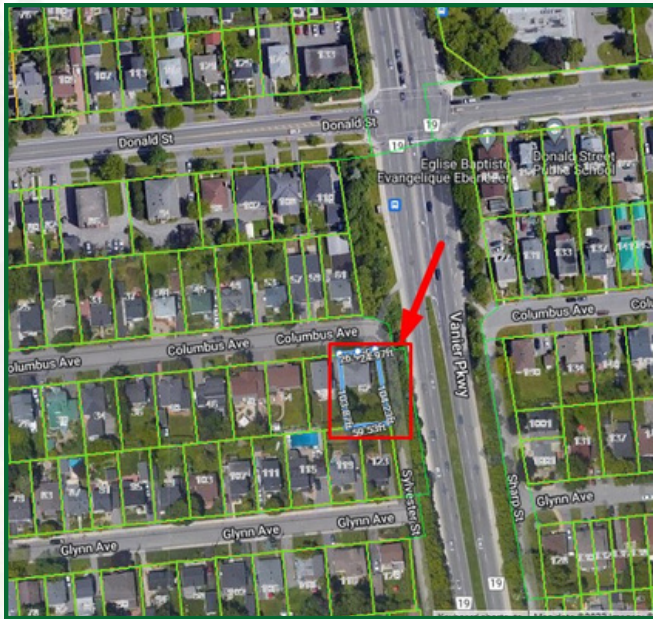


62 Columbus Ave

LOCATION & LIFESTYLE

PRIME CENTRAL OTTAWA LOCATION

Enjoy the perfect blend of urban convenience and natural beauty. 62 Columbus Ave offers direct access to the best Ottawa has to offer, from scenic riverfront trails to world-class dining and cultural landmarks.

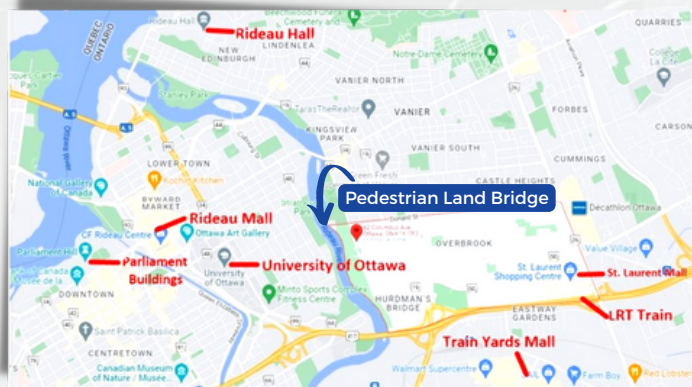


Proximity Highlights:

- Rideau River & Rideau Sports Centre – 1 min walk
- University of Ottawa – 5 min drive / short walk
- Parliament Hill, CF Rideau Centre & ByWard Market – minutes away
- NCC Trails – biking, running, and cross-country skiing at your doorstep
- Close to parks, top-rated schools, public transit & LRT

Lifestyle at Your Doorstep:

Kayak on the Rideau River, train at the Rideau Sports Centre, or enjoy a night out in the vibrant ByWard Market, all just steps from your front door.



62 Columbus Ave

GALLERY



Bright, Modern Living Space

Bright, Modern Living Space – A sun-filled living area featuring contemporary finishes, cozy seating, and a sleek fireplace for year-round comfort.

Open-Concept Dining & Kitchen

Elegant open layout with modern lighting, perfect for entertaining and effortless everyday living.



Stylish Bathroom with Vanity

Crisp, modern design with a spacious countertop and vessel sink, offering both style and functionality.



Spacious Rooftop Deck

Expansive private deck ideal for relaxing, hosting, or enjoying stunning views under the open sky.



[CLICK TO SEE MORE PHOTOS HERE](#)

62 Columbus Ave

PRICING & FINANCIAL ANALYSIS

REVENUE

Unit 1 – 62A Columbus 4 Bed 3 Bath	\$4,750/month
Unit 2 – 62B Columbus 2 Bed 2 Bath	\$2,500/month
Total Monthly Rent:	\$7,250
Total Annual Rental Income:	\$87,000

EXPENSES

Property Taxes:	\$10,000
Insurance: (Estimate based on market avg)	\$2,000
Heat:	tenants pay own utilities
Water/Sewer:	Paid by tenants
Maintenance/Repairs: (Est.)	\$500
Snow/Garbage Removal:	self-managed
Total Expenses:	\$12,000
Net Operating Income:	\$75,000
Asking Price:	\$1,350,000
Asking CAP Rate:	5.75%

62 Columbus Ave

PRICING & FINANCIAL ANALYSIS

FINANCING DETAILS

1st Mortgage:	70% LTV = \$945,000
Interest Rate:	5% Amortization: 25 yrs
Annual Debt Service:	\$65,954

RETURNS

Net Cash Flow:	\$9,045
Principal Paid (Year 1):	\$21,721
Total Cash + Principal Return:	\$30,767
Cash-on-Cash Return:	2.1%
Principal Return:	5.1%
Total 1st Year ROI:	7.2%

62 Columbus Ave

MARKET OVERVIEW & COMPARABLE SALES – OVERBROOK / RIDEAU AREA

Comparable Active Listings

Address	List Price	Beds	Baths	Year Built	Size	DOM	Notes
14 Camil St	\$799,900	4	2.5	2012	1500-2000 sq.ft.	81	Modern semi-detached in Castle Heights
319 Glynn Ave	\$999,900	4	2.5	2016	2000-2500 sq.ft.	14	Renovated w/ in-law suite
62 Columbus Ave	\$1,350,000	6	5	2022	2000-2500 sq.ft.	54	Legal SDU, luxury finishes

Recent Sold Comparables

Address	Sold Price	Beds	Baths	Year Built	Size	DOM	Notes
86 Queen Mary St	\$995,000	3	2.5	2024	1500-2000 sq.ft.	11	High-end finishes
162 Prince Albert St	\$920,000	3	2.5	2024	1500-2000 sq.ft.	14	SDU potential
160 Prince Albert St	\$925,000	3	2.5	-	1500-2000 sq.ft.	11	SDU potential
57 Columbus Ave	\$1,067,000	3	2.5	2013	-	21	Built to US Embassy standards
90 Prince Albert St	\$1,090,000	3	2.5	-	-	86	SDU included

62 Columbus Ave

MARKET OVERVIEW & COMPARABLE SALES – OVERBROOK / RIDEAU AREA

■ Market Insights

Average Active List Price:	\$1,049,933
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Average Sold Price:	\$999,400
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High Sale:	\$1,090,000
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Low Sale:	\$920,000
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Average Days on Market:	52 (active), 54 (sold)
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62 Columbus is newer-built (2022), larger (6 beds, 5 baths), and has a legal SDU, making it unique in this set.

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