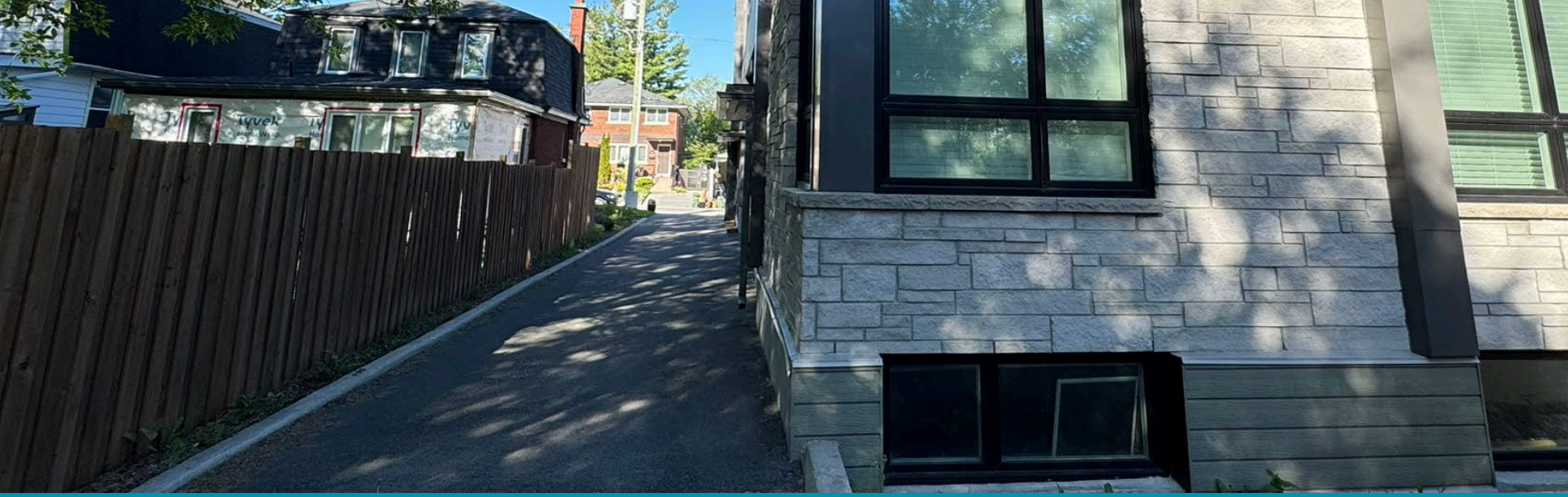


FOR SALE
MODERN MULTI-FAMILY
BUILDING

539/541

BROADHEAD AVENUE

**CUSHMAN &
WAKEFIELD**
Ottawa



Cushman & Wakefield Ottawa has been retained as the exclusive agent by Raymond Chabot Inc. as court-appointed receiver of Mushimpex Investments Inc. (the “Receiver”), and is pleased to offer for sale a 100 % freehold interest in 539-541 Broadhead Avenue (the “Property”).

Constructed in ~2021, the Property is a modern, purpose-built multi-family building comprised of two completed three-bedroom units and two unfinished one-bedroom lower-level units, providing investors with future value-add and income growth potential in a highly desirable neighbourhood.

BUILDING OVERVIEW

SITE AREA	~6,997 SF ~0.161 Acres
ZONING	N3C—Neighbourhood—Zone (2026-50) / R3R—Residential Third Density Zone (2008-250)
NUMBER OF UNITS	2 x 3 Bedroom Units 2 x 1 Bedroom Units (unfinished space)
PARKING	4 Stalls
YEAR BUILT	~2021

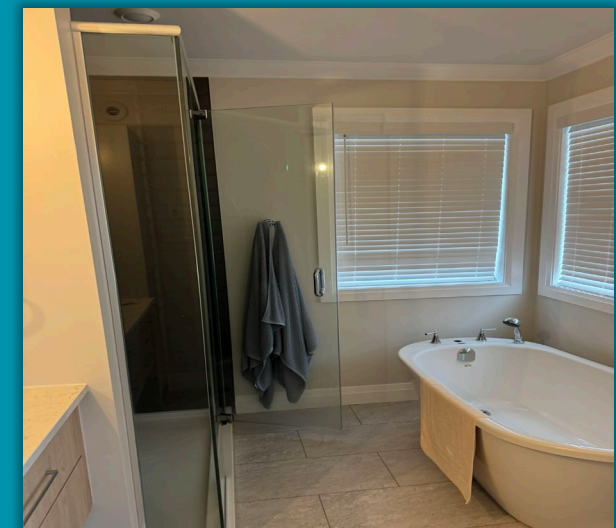
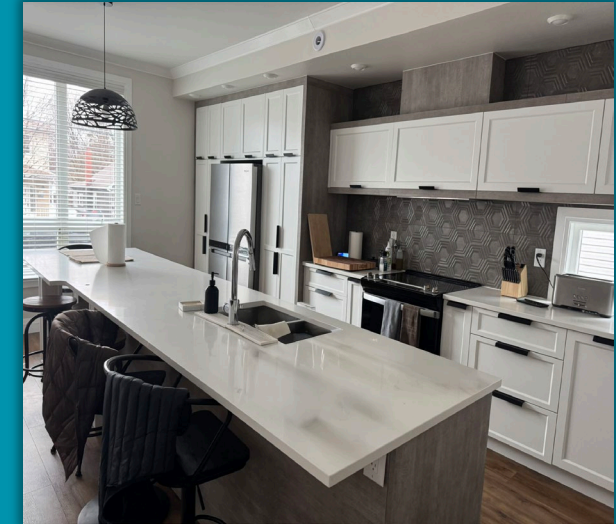
HIGHLIGHTS

- Modern purpose-built multi-family constructed in ~2021
- Spacious three-bedroom units featuring modern finishes, stainless steel appliances, and in-suite laundry
- Value-add opportunity through the completion of two below grade unfinished one-bedroom units
- Three-bedroom suites feature private garage parking for added tenant convenience
- Located ~1.2 km from the Westboro LRT Station, providing convenient access to rapid transit
- Excellent connectivity to downtown Ottawa, approximately a 10-minute drive, with quick access to major arterial roads and public transit
- Situated in the highly desirable Westboro neighbourhood, within walking distance to a wide range of amenities including boutique shops, restaurants, cafés, grocery, and everyday services

539/541

BROADHEAD AVENUE

CUSHMAN &
WAKEFIELD
Ottawa



CHAMPLAIN BRIDGE



WESTBORO LRT STATION



SCOTT STREET

BUSHTUKAH
 ครัวไทย
 experience fine thai dining and culture
Anatomy
 PHYSIOTHERAPY CLINIC

FRATELLI
MHK SUSHI
PURE YOGA
Pizza Hut
Butter Up BAKERY

ISLAND PARK DRIVE

LCBO

KICHI ZIBI MIKAN

RICHMOND ROAD

CHURCHILL AVENUE

539/541
Broadhead



539/541

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