

# 912 N St Laurent Boulevard N, Ottawa, Ontario K1K 3B3

Listing

[912 N St Laurent Blvd N Ottawa](#)

**Active** / Residential Freehold / Vacant Land

MLS® #: X12113205

List Price: **\$1,350,000**

## Ottawa/Overbrook - Castleheights and Area/3502 - Overbrook/Castle Heights



Tax Amt/Yr: **\$26,594.00/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **58**  
 Legal Desc: **PT LT N,PL131,AS IN N346934 OTTAWA/GLOUCESTER**

Style: Rooms Rooms+: **+0**  
 Fractional Ownership: BR BR+: **0(0+0)**  
 Assignment: Baths (F+H): **0(0+0)**  
 Link: SF Range:  
 Lot Front: **75.00** Fronting On: **W**  
 Lot Depth: **93.00** Lot Size Area: **6,975.00**  
 Lot Size Code: **Feet** Lot Size Area Code: **Square Feet**  
 SQFT Above Grd Fin Src: **MPAC**

Zoning: **AM(10)2199**  
 Cross Street: **Between McArthur Rd and DONALD St.**  
 Directions: **St.Laurent blvd ..between McArthur Rd and Donald going Northbound**

Prop Mgmt:  
 Status Cert:

Seller: **A&M Dreams Inc.**

PIN #: **042450115**  
 Additional PIN #:  
 Holdover: **120**  
 Possession Type: **Immediate**  
 Possession Rmks: **30 days**  
 Local Improv:  
 Seasonal Dwelling:

ARN #: **61403120146700**  
 Phased Tax Value:

Contact After Exp: **No**  
 Under Contract Mnthly:  
 Occupancy: **Tenant**  
 Possession Date:  
 Road Access Fee:  
 Survey Year/Type:  
 Realtor Sign on Prop:

Kitch Kitch + **(0+)**  
 Island YN:  
 Interior Feat: **Separate Hydro Meter**  
 Parking Feat: **Reserved/Assigned**  
 Central Vac: **No**  
 Property Feat:  
 Soil Type:

Drive: **Lane**  
 Garage: **No**  
 Room Size:  
 Energy Cert: **No**  
 Green PIS: **No**  
 Rural Services:  
 Security Feat:

Utilities: **Gas, Hydro, Sewers, Cable, Telephone**  
**Municipal**  
 Water:  
 Water Meter:  
 Waterfront Feat:  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Municipal**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:  
 View:

Waterfront: **None**  
 Easements/Restr:  
 Dev Charges Paid:  
 Lot Shape: **Rectangular**

Waterfront Frontage (M):  
 HST App To SP: **Not Subject to HST**  
 Lot Size Source: **MPAC**

### Remarks/Directions

Client Rmks: **Development site ...Great location...Contact L.A.for development oppurtunities available for commercial site..Gross Income:\$114,327...Operating Expenses:\$10566....NET:\$79,926....5.92 CAP**

Inclusions: **Assume existing tenants**

Exclusions: **Commercial Tenant's Equipments**

Broker Rmks: **Requires 48 hours notice for any showings...See financial information attached..**

Offer Rmks: **24 hours irrevocable**

Appt/Showing Rmks:

Showing Requirements: **See Brokerage Remarks**

### Brokerage Information

Financing: **--**  
 Buyer Agency Compensation Remarks:

Perm to Advertise: **Yes**

Contact After Expired: **No**

List Brokerage: **COLDWELL BANKER SARAZEN REALTY**

Phone: **613-288-1999**

List Brkr Addr: **2544 BANK STREET, Ottawa K1T1M9**

Fax: **613-288-1555**

List Salesperson: **PIERRE ROCHETTE, Salesperson**

Phone: **613-276-5008**

Contract Date: **04/30/2025**

Leased Terms:

Original \$: **\$1,350,000**

Last Update: **06/27/2025**

Expiration Date: **08/31/2025**

CB Comm: **2.0**

**908-912B St Laurent Blvd**  
**Ottawa ON K1K 3B3**

**Tenant Information**  
**March, 2025**

Address	Rent	Lease Details
912-912B St Laurent Bl Approx 500 Sq Ft Ground Floor Plus Bsmt	\$ 3,700.00 + HST	Sept 1, 2024 to Aug 31, 2029 Tenant Pays: Heat, Hydro Zaytoun, Fast Food Take-Out 3 Parking
908 St Laurent Bl Approx 500 Sq Ft Ground Floor Plus Bsmt	\$ 3,500.00 + HST	Feb 1, 2025 to Dec 31, 2030 Tenant Pays: Heat, Hydro Mind Body Soul Healing, Dispensary 3 Parking
912A St Laurent Bl	\$ 1,127.25	One Bedroom Upstairs Heat and Hydro Included 1 Parking Arlette Oldumempono
910 St Laurent Bl	\$ 1,200.00	One Bedroom Upstairs Heat and Hydro Included 1 Parking Sydney Weeber

Monthly      \$ 9,527.25                      \$ 114,327.00 Yearly

Taxes +/-      \$ 23,835.00

O/E +/-

Utilities:      \$ 4,621.00

Repairs/Main \$ 5,945.00

H - 2621  
W - 2000

\$ 10,566.00

Net +/-      \$ 79,926.00

5.92 CAP