



4 CHAMPLAIN AVENUE

Ottawa, Ontario

REFERENCE NUMBER

1292970

YEAR BUILT

2022

PRICE: CAD 5,999,999

SUMMARY

Brand New 12 Unit Investment Opportunity Close to Downtown Ottawa! Building includes: Full Mail/Parcel Delivery Center at the Front, a Wheelchair Lift so that 3 of 12 units are Fully Wheelchair Accessible, 2 Stairwells, an Internal Garbage/Recycling Room, a Rear Yard Amenity Space & 6 Covered Bicycle Spaces (w/Potential for More). Unit Summary: (4x) 1 Bed+1 Bath; (2x) 1 Bed+1 Bath+Den; (4x) 2 Bed+1 Bath; (2x) 2 Bed+2 Bath. Each Unit Features: In-Unit Stacked Washer/Dryer, SS Appliances (Oven, Dishwasher, Fridge, Microwave), Granite Counters (Bathroom+Kitchen), and Units have Individual Heating Systems and A/C with Smart Thermostat, Balcony or Sunken Terrace, Neatly Finished Ceiling Windows

AMENITIES

- City sewer
- Stone
- Forced air
- Municipal water
- Central air conditioning
- Poured Concrete
- TBD -
- R4UD
- Other
- Natural gas
- Freehold



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