



ERIC MANHERZ

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801



12-Sep-2021

400 O'CONNOR STREET, Ottawa K2P 1W3

ML#: 1260710

New Listing!



Status: **Active**
 Dist/Neigh: **4103- Centre Town**
 Munic: **Ottawa**
 Neigh Name: **Centretown**
 Lot Size: **34.5' x 165'**
 Zoning: **RESIDENTIAL - Residential Fourth Density (4)**
 Zoning Desc: **R4UD[479]**
 Possession: **Flexible**

List Price: **\$1,499,000**
 Type: **Fourplex**
 Fronting: **West**
 # Acres:

Legal: **PT LT 6, PL 30, WEST O'CONNOR STREET ; PT LT 11, PL 30, SOUTH MCLEOD STREET, ALL AS IN N725505; S/T & T/W N725505 ; OTTAWA/NEPEAN**

Directions/Remarks

Directions: **South on O'Connor just past Mcleod on the right. Street parking out front. House is directly across from the Canadian Museum of Nature**

Public Remarks: **Stately & historic 4-Plex viewing directly on the Canadian Museum of Nature. Ideal for live-in owner, experience a gracious era. Expansive main level unit offers > 1360 square feet of living space, with 2 beds plus den, and 2 baths. One bed & bath is across the hall giving great separation for office or occasional travelers. Step out to a secret garden OASIS afforded by a 165' lot. Live the urban dream to the full and let the 3 other units pay your mortgage. 3rd level 2bed - \$1435, 2nd level 3bed w porch&deck - \$1900, lower level 1 bed - \$1200, all pay hydro except basement. Estimated rent for main level is \$2600. Massive house with well over 4000 square feet, with beautiful historic touches, high ceilings, hand crafted wood details, stained glass, elegant stairs/porches, well-sized entertainment spaces. One-of-a-kind home plus investment within steps to all that matters, dining, shopping, business section, Rideau Canal, Byward Market, Canal and bike path is at your door.**

Property Information

Use:		Year Built:	1912/Approx	#Stories:	3	#Gar:	1
Fire Retrofit:	No	Fire Protection:		# FP:		#Cover:	0
Parking Desc:	1 Garage Detached, Surfaced	Heat Fuel:	Natural Gas	Water Supply:	Municipal	Total Park:	1
Heat Desc:	Hot Water	Heat Fuel:	Natural Gas	Sewer:	Sewer Connected		
Air Conditioning:	Other (See Remarks)						
#Hyd Meters:	5						
Tenant Pays:	Electricity						
Exterior Finish:	Brick			Construction:			
Foundation:	Poured Concrete, Stone			Roof:	Asphalt Shingle, Tar & Gravel		
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Coverings:	Hardwood, Linoleum	Feat/Equip Incl:					
#Dishwashers:	3	#Stoves:	4	#Fridges:	4	#Wash/Dry:	1
Site Influences:	Balcony, Deck, Fenced Yard, Patio						
Neigh Influences:	Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
Exclusions:							
Rental Equip:	1 hwt						
Restrictions:							
Assistive Feat:							

Current Monthly Income

#Bachelor Units:	0	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	1	1 Bed Units/Mth:	\$1,200	#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	2	2 Bed Units/Mth:	\$4,020	#Office Units:		Other Inc:	
#3 Bedrm Units:	3	3 Bed Units/Mth:	\$1,900	#Total Units:	4	Total \$/Mo:	7,120
#Townhouses:	0	Twnhs Prc/Mth:				Rnt Roll Avl:	

Annual Operating Expenses

Management:	\$0	Supply:	\$0	Ann Rent Inc:	\$85,620	Vac Loss:	\$0
Prop Taxes:	\$12,128	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$27,113
Insurance:	\$7,200	Security:	\$0	Laund/Oth Inc:	\$0	NOI:	
Water/Sewage:	\$1,226	Lawn/Snow:	\$700	Total Income:	\$85,620	ADS:	\$0
Heat:	\$4,400	Elevators:		GOI:	\$85,620	Cash Flow:	\$58,507
Hydro:	\$1,459	Maintenance:	\$0	Vacancy %:	0.00	Audit Stat:	
Other:	\$0	Tot Op Exp %:	31.67	Manage %:			

Other Information

Taxes/Yr:	\$12,128.00/2021	Assmt/Yr:		Survey/Yr:	
Lease:	Other (See Remarks)			#Vacant Units:	
Multimedia URL:	https://youtu.be/kwXIDGU28Yo				
Alt Feature Sheet:	https://www.ericmanherz.com/properties/400-oconnor-street-historic-4-plex-across-from-canadian-museum-of-nature				
Addl Images URL:	https://www.ericmanherz.com/pics/400OConnorG				

Office Information

List Office #1: **ROYAL LEPAGE PERFORMANCE REALTY, Brokerage**

Conditional/Sold/Other Information