

INVESTMENT OPPORTUNITY

95 Barrette Street

Ottawa, Ontario | Vanier / Beechwood Village

Turnkey Triplex | Listed at \$1,050,000

3 Income Units	100% Occupancy (Zero Vacancy)	\$57,140 Gross Annual Income	\$38,073 Net Operating Income	N4B Zoning (Redev. Potential)
--------------------------	---	--	---	---

PROPERTY OVERVIEW

Address	95 Barrette Street, Ottawa ON Vanier / Beechwood Village
Property Type	Triplex — 3 fully tenanted residential units
Lot	33 x 100 ft Zoning: N4B[1322] H(11) — permits low-rise multi-unit up to 3 storeys
Year Built	Approx. 1942 Extensively upgraded throughout
Tenancy	All 3 units occupied Month-to-month Excellent tenants Zero tribunal history
Utilities	Owner pays: heat, gas (Enbridge), water/sewer, common hydro Tenants pay: unit hydro
Appliances	Fridge, stove, and dishwasher included in all 3 units (owned)
Parking	Interlock backyard and parking area (redone 2024)

CURRENT RENT ROLL

Unit	Monthly Rent	Annual Rent	Status	Notes
Unit 1 (Basement)	\$1,725.00	\$20,700.00	Month-to-month	Below market rent. Upside to \$1,950 upon turnover.
Unit 2	\$1,444.20	\$17,330.40	Month-to-month	Long-term tenant since 2019. Below market rent. Upside upon turnover.
Unit 3	\$1,517.50	\$18,210.00	Month-to-month	Tenant since 2023. Below market. Manages gardens and lawn.
Laundry	\$75.00	\$900.00	Coin-op	Shared laundry income.
TOTAL	\$4,761.70	\$57,140.40		Zero vacancy — ever.

CAPITAL IMPROVEMENTS AND UPGRADES



Derek Walker

Broker | Ottawa Properties | Coldwell Banker First Ottawa Realty

It's Your Move

613-702-7780 derek@ottawa-properties.ca ottawa-properties.ca



Building Envelope and Structure

- New roof installed 2010. Inspected and flashing redone 2024. Perfect condition.
- Foundation repairs on west side and front completed 2020.
- Building refaced 2015 with Permacon and CanExcel cladding, including concrete framing repair around all windows.
- New concrete front stairs installed 2015.
- New front exterior door installed 2015.

Mechanical and Plumbing

- Brand new high-efficiency furnace installed 2025.
- 90% of main cast iron pipes replaced with PVC in 2026. Major capital item done.
- Sump pump and French drain system installed at rear of building 2019.
- All hot water tanks owned (not rented). Approx. 10 years old.
- New electrical circuits installed for sump pump 2019.

Exterior and Grounds

- Interlock parking and backyard deck installed 2020, fully redone 2024 following Minto construction.
- Pest control lifetime contract (wasps and bats) established 2024.
- Shed roofing redone, storage lockers built and dedicated electrical panel installed 2017.
- Snow removal and lawn care handled by tenants.

Unit 1 (Basement)

- New vinyl plank waterproof flooring installed 2026 (TrafficMaster Windcliff Oak).
- Shower faucet and kitchen faucet replaced 2025.
- Bathroom faucet replaced 2026.
- Bathroom light fixture replaced 2025.
- New fridge 2023 (Frigidaire FFTR2045VW).
- Kitchen sink plumbing fully replaced 2026.
- Toilet mechanism replaced 2026.
- Dishwasher (Whirlpool) installed 2018.

Unit 2

- Open-concept kitchen and dining room renovation (2010), including updated kitchen plumbing.
- New dishwasher (Frigidaire FFCD2413UW) installed 2024.
- New fridge installed 2018.

Unit 3

- Open-concept kitchen and dining room renovation (2010), including updated kitchen plumbing.
- Bath resurfaced 2018. Shower faucet replaced 2025.
- Sink plumbing updated 2019. New fridge 2019.
- New window screens installed where required 2025.
- Dishwasher (Whirlpool) installed 2018.

INVESTOR UPSIDE: PRO FORMA AT MARKET RENTS

	Current Income	Stabilized Market Rents (U1: \$1,950 U2 and U3: \$2,000)	Upside
Gross Annual Income	\$57,140	\$72,300	+ \$15,160/yr
Net Operating Income	\$38,073	\$52,778	+ \$14,705/yr
Stabilized Value at 5.0% Cap	\$761,000	\$1,055,569	+ \$294,569
Stabilized Value at 4.5% Cap	\$846,000	\$1,172,844	+ \$326,844

Market rents achievable upon tenant turnover. Current rents are protected under Ontario's Residential Tenancies Act. The pro forma upside represents the investor's long-term return on a patient, income-producing hold strategy.

Derek Walker, Broker | Ottawa Properties | Coldwell Banker First Ottawa Realty | 877 Shefford Rd #100, Ottawa ON | 613-702-7780 | derek@ottawa-properties.ca | ottawa-properties.ca

Information provided is believed to be accurate but not guaranteed. All figures are estimates. Not intended to solicit properties already listed.



Derek Walker

Broker | Ottawa Properties | Coldwell Banker First Ottawa Realty

It's Your Move

613-702-7780 derek@ottawa-properties.ca ottawa-properties.ca

