

18-Sep-2023

273 &amp; 276 POWELL AV, Ottawa, K1S 2A4

MLS® # 1360549



**Dist/Neigh:** 4401- Glebe  
**Municipality:**  
**Neigh Name:** Glebe  
**Lot Size/Acres:** 33 ' x 100 '  
**Irregular Lot:** No  
**Fronting On:**  
**Zoning Code:** TM

**Recent:** 09/17/2023 : NEW

**Status:** Commercial Sale  
**List Price:** Active/Business  
**Original LP:** \$3,650,000  
**List Date:** 17-Sep-2023  
**Trans Type:** Business  
**First Refusal:** No  
**DOM:** 1  
**CDOM:** 1

#### DIRECTIONS/PUBLIC REMARKS

**Directions:** Powell east of Bronson

**Public Remarks:** RARE OPPORTUNITY to obtain a FULLY LEGAL, TURNKEY AIRBNB (short-term rental) business in Ottawa. FIVE (5) units in TWO (2) multi-family properties zoned TM (commercial/mixed use) in a highly desirable Glebe location. These AirBnB units are EXEMPT from the City of Ottawa's principal residence requirement for short-term rentals (short-term rental permits are in place). All fixtures, furniture, equipment, etc. is included. Experienced and reliable cleaning staff are willing to stay on (or you can use your own resources, if you prefer). Location is ideal for current cash flow generation AND long-term property appreciation. For property details, please refer to the MLS listings for 273 Powell (MLS 1360554) and 276 Powell (MLS 1360552).

#### BUSINESS INFORMATION

<b>Bus for Sale:</b> Business	<b>Business Name:</b> Chateau Powell
<b>Business Type:</b> Hospitality	<b>Hospitality Type:</b> Other
<b>Building Owned:</b> Owned	<b>Trdmrk/Brand Inc:</b> No
<b># of FT Emp:</b> 0	<b>Display Bus Name:</b> No
<b>Business Taxes:</b>	<b># of PT Emp:</b> 2
<b>Business Hours:</b> 24 hours/day; 365 days/year	<b>Intellect Prop Inc:</b> No
<b>Business Year End:</b> 31-Dec-2022	<b>Phone # Incl:</b> No
<b>Bldg Oper Exp:</b>	<b>Display D/N Name:</b> Yes
<b>Oth Bldg Inc:</b>	<b>Website Incl:</b> Yes
<b>Lot Front Feet:</b> 33	<b>Fin Stmt Audit:</b> No
<b>Fronting On:</b>	<b>Inventory Value:</b> \$500
<b>Power Phases:</b>	<b>Alloc to Bus \$:</b>
<b>Age Description:</b>	<b>Vendor Takeback:</b>
<b>Clear Height:</b>	<b>Lot Depth Feet:</b> 100
<b># of Parking Sp:</b>	<b># of Acres:</b>
<b># Grd Load Doors:</b>	<b>Power # of Volts:</b>
<b># Dock Doors:</b>	<b>Year Built:</b>
<b># Garage Doors:</b>	<b>Ceiling Height:</b>
<b>Fixed Assets:</b> Yes	<b>Park Add Cost:</b>
<b>Avg Utility Costs:</b> \$1,517	<b>Load Door Ht:</b>
<b>Current Lease:</b>	<b>Dock Door Ht:</b>
<b>Sub Lease Avail:</b>	<b>Garage Door Ht:</b>
<b>Avg Utility Cst Lse:</b>	<b>Asset Comments:</b> Sale includes all furniture, fixtures, inventory, supplies, etc. Detailed list provided on request.
	<b>Avg Gas Costs:</b>
	<b>Free Rent:</b>
	<b>Avg Gas Cost Lse:</b>
	<b>Dedicated Park:</b> Yes
	<b>Total Parking:</b>
	<b>Load Door Wdh:</b>
	<b>Dock Door Wdh:</b>
	<b>Garage Door Wdh:</b>
	<b>Building Sqft:</b>
	<b>Tot Avail Sqft:</b>
	<b>Usable Sqft:</b>
	<b>Retail Sqft:</b>
	<b>Rentable Sqft:</b>
	<b>Warehouse Sqft:</b>
	<b>Office Sqft:</b>
	<b>Other Sqft:</b>
	<b>Prem Leased Sqft:</b>

#### FINANCIAL INFORMATION

**NOI:** \$189,240  
**Annual Gross Inc:** \$296,691

#### TAX INFORMATION

**Taxes/Yr:** \$17,787/2023

**Assmt/Yr:**

**Survey/Yr:**

#### BROKERAGE/OFFICE INFORMATION

**List Office 1:** SUTTON GROUP - OTTAWA REALTY, Brokerage

#### CONDITIONAL/SOLD INFORMATION

**Sold Date:**                      **Sold Price:**                      **Closing Date:**                      **Final Date:**  
**Cancel Date:**                      **Sale Report Date:**

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**New Listing!**



Status: **Active**  
 Dist/Neigh: **4401- Glebe**  
 Munic: **Glebe**  
 Neigh Name: **Glebe**  
 Lot Size: **40' x 99'**  
 Zoning: **COMMERCIAL/MIXED USE - Traditional Mainstreet (TM)**  
 Zoning Desc: **TM**  
 Possession: **TBA**

List Price: **\$2,100,000**  
 Type: **Triplex**  
 Fronting: **South**  
 # Acres:

Legal: **See attachment for complete legal description. PCL 94-1, SEC 4M-20 ; LT 94, PL 4M-20 , S/T THE RIGHT AND LIBERTY FOR ONE HENRIETTA ADELAIDE CLEMOW, HER HEIRS AND ASSIGNS AND HER AND THEIR LICENSEES TO LAY AND MAINTAIN AND FROM TIME TO TIME TO RELAY A GAS MAIN ON THE REAR 4 FT OF SAID LT AND TO MAKE CONNECTIONS THEREWITH FROM THE LT OR LOTS IMMEDIATELY ADJOINING THE SAID LT AND LYING TO THE S THEREOF AS SHE OR THEY MAY SEE FIT AND TO ENTER UPON ANY PART OF THE ABOVE LAND AT ANY TIME ...**

**Directions/Remarks**

Directions: **Powell east of Bronson**

Public Remarks: **RARE OPPORTUNITY to obtain a FULLY LEGAL, TURNKEY AIRBNB (short-term rental) property in Ottawa - or operate as long-term rentals. Commercial/Mixed Use Zoning (TM). This property is exempt from the City's principal residence requirement for short-term rentals. All fixtures, furniture, equipment, included. Alternatively, rent long-term for excellent cash flow at market rates. This was originally a classic single family home that was torn down to the studs and rebuilt as a triplex. Each unit has it's own heating system and hydro meter. The basement 2-bdrm unit features heated floors throughout and an open concept design with a beautiful patio. The main floor unit features two bedrooms, a dedicated furnace and AC, and an open living area along with a private verandah. The upper 3-bdrm unit features 2 bedrooms, a rooftop deck and full bathroom on the 2nd floor and a primary bedroom with ensuite on the 3rd floor along with a dedicated furnace and AC. 4 parking spaces for tenants/guests.**

**Property Information**

Use:	Year Built:	<b>1922/Approx</b>	#Stories:	<b>3</b>	#Gar:	
Fire Retrofit:	Fire Protection:	<b>Yes</b> <b>Extinguishers, Smoke Other</b>	# FP:	<b>0</b>	#Cover:	<b>0</b>
Parking Desc:	Heat Desc:	<b>Surfaced</b> <b>Forced Air, Other (See Remarks)</b>	Heat Fuel:	<b>Natural Gas, Other (See Remarks)</b>	Water Supply:	<b>Municipal</b> Total Park: <b>4</b>
Air Conditioning:		<b>Central</b>	Sewer:	<b>Sewer Connected</b>		
#Hyd Meters:		<b>3</b>	Construction:	<b>Frame</b>		
Tenant Pays:			Roof:	<b>Asphalt Shingle</b>		
Exterior Finish:		<b>Brick, Vinyl</b>	Basement Dev:	<b>Fully Finished</b>		
Foundation:		<b>Block, Poured Concrete</b>	Feat/Equip Incl:	<b>Bar-B-Que, Cable TV, Furnished, Hot Water Tank, Wall Mounted TV, Window Blinds, Other (See Remarks)</b>		
Basement Desc:		<b>Full</b>	#Stoves:	<b>3</b>	#Fridges:	<b>3</b>
Floor Coverings:		<b>Laminate, Other (See Remarks), Tile</b>	#Wash/Dry:	<b>3</b>		
#Dishwashers:		<b>3</b>	<b>Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby</b>			
Site Influences:		<b>Deck, Patio, Verandah</b>	Exclusions:			
Neigh Influences:		<b>Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby</b>	Rental Equip:			
Exclusions:			Restrictions:			
Rental Equip:			Assistive Feat:			
Restrictions:			Secondary Dwelling Unit (SDU): <b>No</b>			

**Current Monthly Income**

#Bachelor Units:	<b>0</b>	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	<b>0</b>	1 Bed Units/Mth:		#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	<b>2</b>	2 Bed Units/Mth:		#Office Units:		Other Inc:	
#3 Bedrm Units:	<b>1</b>	3 Bed Units/Mth:		#Total Units:	<b>3</b>	Total \$/Mo:	<b>0</b>
#Townhouses:	<b>0</b>	Twnhs Prc/Mth:				Rnt Roll Avl:	<b>No</b>

**Annual Operating Expenses**

Management:	<b>\$0</b>	Supply:	<b>\$4,119</b>	Ann Rent Inc:	<b>\$186,195</b>	Vac Loss:	<b>\$0</b>
Prop Taxes:	<b>\$7,689</b>	Garbage:	<b>\$0</b>	Parking Inc:	<b>\$0</b>	TOE:	<b>\$58,560</b>
Insurance:	<b>\$3,472</b>	Security:	<b>\$0</b>	Laund/Oth Inc:	<b>\$0</b>	NOI:	
Water/Sewage:	<b>\$0</b>	Lawn/Snow:	<b>\$0</b>	Total Income:	<b>\$186,195</b>	ADS:	<b>\$0</b>
Heat:	<b>\$0</b>	Elevators:		GOI:	<b>\$186,195</b>	Cash Flow:	<b>\$127,635</b>
Hydro:	<b>\$7,218</b>	Maintenance:	<b>\$3,023</b>	Vacancy %:	<b>0.00</b>	Audit Stat:	
Other:	<b>\$33,039</b>	Tot Op Exp %:	<b>31.45</b>	Manage %:			

**Other Information**

Taxes/Yr:	<b>\$7,689.00/2023</b>	Assmt/Yr:		Survey/Yr:	
Lease:	<b>Other (See Remarks)</b>			#Vacant Units:	

**Office Information**

List Office #1: **SUTTON GROUP - OTTAWA REALTY, Brokerage**

**Conditional/Sold/Other Information**

FD:		PR:		CD:	
DOM:	<b>1</b>	SD:		SP:	
SRD:					

## New Listing!



Status: **Active**  
 Dist/Neigh: **4401- Glebe**  
 Munic: **Glebe**  
 Neigh Name: **Glebe**  
 Lot Size: **33' x 100'**  
 Zoning: **COMMERCIAL/MIXED USE - Traditional Mainstreet (TM)**  
 Zoning Desc: **TM**  
 Possession: **TBA**

List Price: **\$1,550,000**  
 Type: **Duplex**  
 Fronting: **North**  
 # Acres:

Legal: **See attachment for complete legal description. FIRSTLY: LT 103, PL 4M-19, S/T THE RIGHT AND LIBERTY FOR ONE AYLESWORTH E. SHAVER, HIS HEIRS AND ASSIGNS AND HIS AND THEIR LICENSEES FOR THE PURPOSE OF MAINTAINING IN THE REAR OF THE ABOVE LAND A LINE OF POLES AND TELEPHONE, TELEGRAPH, LIGHT AND POWER WIRES OR CABLES THEREON, TO ERECT AND MAINTAIN ON THE REAR 4 FT OF LOT 103 ONE POLE AND AS MANY WIRES FOR THE SAID PURPOSES AS HE OR THEY MAY SEE FIT AND TO ENTER UPON ANY PART OF THE ABOVE LAND ...**

## Directions/Remarks

Directions: **Powell east of Bronson**

Public Remarks: **RARE OPPORTUNITY to own a FULLY LEGAL, TURNKEY AIRBNB (short-term rental) property in Ottawa. This property is exempt from the City of Ottawa's principal residence requirement for short-term rentals. All fixtures, furniture, equipment are included. Alternatively, long-term, all-inclusive rents could be quite lucrative. Location is ideal for current cash flow generation AND long-term property appreciation (zoned commercial/mixed use, close to Bronson). The main floor unit features quartz countertops in the kitchen and bathroom, both with heated tile floors. The upper 3-bedroom unit was refinished with a custom 1970's retro look, including imported wallpaper, a custom 1970's paint job, and original mid-century modern furniture. However, the modern kitchen with granite countertops and bathroom with custom shower are anything but retro.**

## Property Information

Use:	Year Built:	#Stories:	#Gar:
Fire Retrofit: <b>No</b>	<b>1912/Approx</b>	<b>3</b>	<b>0</b>
Parking Desc: <b>Surfaced</b>	Fire Protection:	# FP: <b>1</b>	#Cover: <b>0</b>
Heat Desc: <b>Forced Air</b>	Heat Fuel: <b>Natural Gas</b>	Water Supply: <b>Municipal</b>	Total Park: <b>3</b>
Air Conditioning: <b>Central</b>		Sewer: <b>Sewer Connected</b>	
#Hyd Meters: <b>2</b>			
Tenant Pays:		Construction:	
Exterior Finish: <b>Brick, Wood Siding</b>		Roof: <b>Asphalt Shingle</b>	
Foundation: <b>Poured Concrete, Rubble</b>		Basement Dev: <b>Unfinished</b>	
Basement Desc: <b>Full</b>			
Floor Coverings: <b>Hardwood, Tile</b>	Feat/Equip Incl: <b>Bar-B-Que, Ceiling Fan, Gas Stove(s), External Natural Gas Hookup, Furnished, Hot Water Tank, Storage Shed, Wall Mounted TV, Window Blinds</b>		
#Dishwashers: <b>1</b>	#Stoves: <b>2</b>	#Fridges: <b>2</b>	#Wash/Dry: <b>2</b>
Site Influences: <b>Deck, Landscaped, Patio, Verandah</b>			
Neigh Influences: <b>Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby</b>			
Exclusions:			
Rental Equip:			
Restrictions:			
Assistive Feat:			
Secondary Dwelling Unit (SDU): <b>No</b>			

## Current Monthly Income

#Bachelor Units: <b>0</b>	Bach Units/Mth:	#Retail Units:	Retail Prc/Mth:
#1 Bedrm Units: <b>0</b>	1 Bed Units/Mth:	#Other Units:	Oth Units/Mth:
#2 Bedrm Units: <b>1</b>	2 Bed Units/Mth:	#Office Units:	Other Inc:
#3 Bedrm Units: <b>1</b>	3 Bed Units/Mth:	#Total Units: <b>2</b>	Total \$/Mo: <b>0</b>
#Townhouses: <b>0</b>	Twnhs Prc/Mth:		Rnt Roll Avl: <b>No</b>

## Annual Operating Expenses

Management: <b>\$0</b>	Supply: <b>\$2,069</b>	Ann Rent Inc: <b>\$110,496</b>	Vac Loss: <b>\$0</b>
Prop Taxes: <b>\$10,098</b>	Garbage: <b>\$0</b>	Parking Inc: <b>\$0</b>	TOE: <b>\$48,893</b>
Insurance: <b>\$2,951</b>	Security: <b>\$0</b>	Laund/Oth Inc: <b>\$0</b>	NOI:
Water/Sewage: <b>\$0</b>	Lawn/Snow: <b>\$0</b>	Total Income: <b>\$110,496</b>	ADS: <b>\$0</b>
Heat: <b>\$0</b>	Elevators:	GOI: <b>\$110,496</b>	Cash Flow: <b>\$61,603</b>
Hydro: <b>\$10,989</b>	Maintenance: <b>\$2,327</b>	Vacancy %: <b>0.00</b>	Audit Stat:
Other: <b>\$20,459</b>	Tot Op Exp %: <b>44.25</b>	Manage %:	

## Other Information

Taxes/Yr: <b>\$10,098.00/2023</b>	Assmt/Yr:	Survey/Yr:
Lease: <b>Other (See Remarks)</b>		#Vacant Units:

## Office Information

List Office #1: **SUTTON GROUP - OTTAWA REALTY, Brokerage**

## Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: <b>2</b>	SD:	SP:
SRD:		