

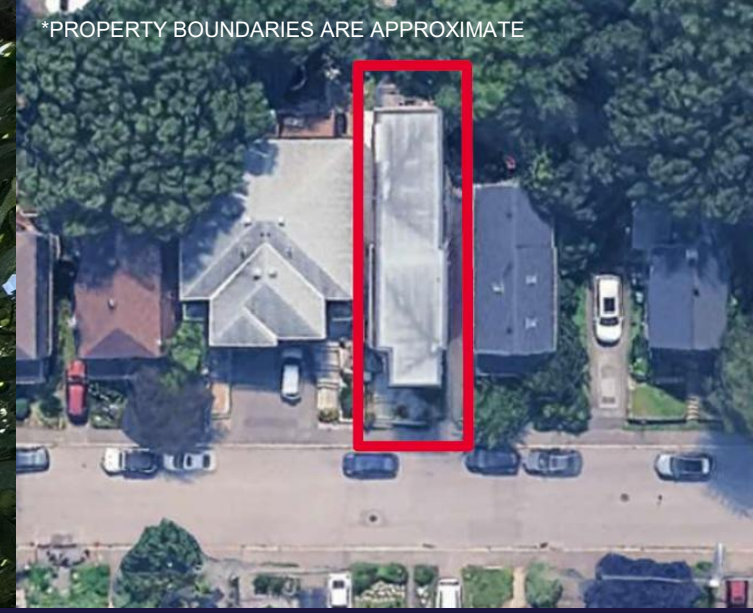
FOR SALE
MULTI RESIDENTIAL /
STUDENT RENTAL

126
HOPEWELL AVENUE

ASKING PRICE
\$1,750,000



**CUSHMAN &
WAKEFIELD**
Ottawa



Cushman & Wakefield Ottawa has been retained as the exclusive agent on behalf of the beneficial owner and is pleased to offer for sale a 100% freehold interest in 126 Hopewell Avenue (the “Property”).126 Hopewell Avenue is a fully leased four-unit residential investment property located in Ottawa’s highly sought-after Old Ottawa South neighbourhood. The Property comprises four four-bedroom, two-bathroom units, making it ideally suited for student housing and young professionals.

The Property benefits from exceptional connectivity throughout Ottawa, located ~600 metres from Carleton University, ~1.1 km from the Carleton O-Train Station, and a ~10-minute drive from downtown Ottawa. The surrounding neighbourhood offers convenient access to the Rideau Canal, major transit routes, and the vibrant Bank Street corridor, with a wide selection of restaurants, cafés, bars, retail shops, grocery stores, and everyday amenities within walking distance. Lansdowne Park and TD Place, Ottawa’s premier sports and entertainment district, are located just minutes away, serving as the home of the Ottawa Redblacks, Ottawa 67’s, and Ottawa Charge (PWHL), while hosting major concerts, festivals, and year-round events.

BUILDING OVERVIEW

SITE AREA	~2,486 SF
ZONING	N3B [1475] — Neighbourhood Zone 3 (2026-50)
NUMBER OF UNITS	4 x 4 Bedroom Units
YEAR OF ADDITION BUILT	~2014

HIGHLIGHTS

- Fully leased four-unit residential investment property providing immediate in-place income
- ~600M from Carleton University, ~1.1 km from the Carleton O-Train Station, and a ~10-minute drive to downtown Ottawa
- Walking distance to the Bank Street corridor, offering a wide range of restaurants, cafés, bars, retail shops, grocery stores, and everyday amenities
- Minutes from Lansdowne Park & TD Place, Ottawa’s premier sports and entertainment district, home to the Ottawa Redblacks, Ottawa 67’s, Ottawa Charge (PWHL), major concerts, festivals, and year-round events

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HOPEWELL AVENUE

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Carleton University

SUNNYSIDE AVENUE

Train
CARLETON LRT STATION

BRONSON AVENUE

★
126 HOPEWELL

RIVERSIDE DRIVE

BANK STREET

SPORTS • RECREATION • COMMUNITY
RA

LOCAL PUBLIC EATERY
CRAFT — BEER MARKET —
JACK ASTOR'S Bar and Grill
milestones GRILL + BAR®
NEXT GOLF
LCBO

pizza nerds
Salad Prep

STARBUCKS

mayfair theatre

SHOPPERS DRUG MART

HAPPY GOAT COFFEE COMPANY

Sofia

Quickie

PATY'S PUB

MILANO
milanopizza.ca

DQ

TD PLACE

House of TARG
PINBALL & PERSONAL

Paper Tiger

STELLA LUNA GELATO CAFE

Scotiabank

MIDWAY POOL & HALL

The Belmont

Opal Wellness PHARMACY

STRAND

JOEY RESTAURANTS
SPORTING LIFE WINNERS
WHOLE FOODS MARKET
CINEPLEX

Walmart
LCBO Rexall
DOLLARAMA
Independent
Your Independent Grocer

126

HOPEWELL AVENUE

SCOTT BROOKER

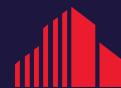
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