

FOR SALE

MODERN MULTI-FAMILY BUILDING

336

TWEEDSMUIR AVENUE



**CUSHMAN &
WAKEFIELD**
Ottawa



336



Cushman & Wakefield Ottawa has been retained as the exclusive agent by MSI Spergel Inc. as court-appointed receiver of Mushimpex Investments Inc. (the “Receiver”), and is pleased to offer for sale a 100% freehold interest in 336 Tweedsmuir Avenue (the “Property”). Constructed in 2019, the Property is a modern, purpose-built multi-family building comprised of 4 two-bedroom suites, featuring contemporary finishes, stainless steel appliances, and in-suite laundry. Located in the amenity-rich Westboro neighbourhood. REPRESENTATION AND WARRANTIES Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information. The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

BUILDING OVERVIEW

SITE AREA	5,328 SF 0.122 Acres
ZONING	R4UB
NUMBER OF UNITS	4 x 2 Bedroom Units
PARKING	4 Stalls
AVAILABLE SUITES	1
YEAR BUILT	2019

HIGHLIGHTS

- Modern purpose-built multi-family constructed in 2019
- Spacious suites featuring contemporary finishes, stainless steel appliances, and in-suite laundry
- Elevator-served building, offering enhanced accessibility and tenant convenience
- Prime location steps to Westboro LRT Station (~160M)
- Approximately 10 minutes to downtown Ottawa, with excellent connectivity via transit and major arterials
- Situated in the highly desirable Westboro neighbourhood, within walking distance to a wide range of amenities including boutique shops, restaurants, cafés, grocery, and everyday services

CHAMPLAIN BRIDGE

KICHI ZIBI MIKAN


**WESTBORO
LRT STATION**

ISLAND PARK DRIVE



SCOTT STREET



RICHMOND ROAD

LCBO



CHURCHILL AVENUE



336

PHOTOS



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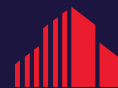
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