

**FOR SALE**  
**MODERN MULTI-FAMILY BUILDING**

**336**

**TWEEDSMUIR AVENUE**





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

O Train

ISLAND PARK DRIVE



SCOTT STREET

REAL CANADIAN  
SUPERSTORE



LCBO

336

PI  
CO.



CHURCHILL AVENUE

RICHMOND ROAD

336

PHOTOS



336

## TWEEDSMUIR AVENUE

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