

## Room Dimensions

### Main Floor Unit:

Living/Dining Room 13' x 19'

Kitchen 13'5" x 7'7"

Bath 5' x 8'6"

Primary Bedroom 11'9" x 11'2"

Bedroom 11'9" x 11'2"

Bedroom 10'1" x 11'3"

### Second Floor Unit:

Living/Dining Room 13' x 19'

Kitchen 13'5" x 7'7"

Bath 5' x 8'6"

Primary Bedroom 11'9" x 11'2"

Bedroom 11'9" x 11'2"

Bedroom 10'1" x 11'3"

### Upgrades:

- Purpose Built Duplex
- Solid Brick Construction
- Two large and sunny 3 bedroom units
- Currently rented at \$1200 each on a month to month basis
- Large lot with R4 zoning
- Renovate current building as investment property
- OR, develop with multiple units
- Prime location close to everything



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All dimensions are approximate.



228 Woodroffe Ave

Carlingwood • Ottawa





## Purpose Built Brick Duplex for Sale Near Carlingwood

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This brick duplex sits on a large lot close to Carlingwood Shopping Centre, the LRT and the Ottawa River. Originally built to be a duplex, the property has lots of potential for an investor, owner occupied or to develop the lot. The building is home to two large and sunny apartments. Having the same layout, each apartment features a large open concept living/dining room with hardwood floors. The kitchen is a smart and functional design. The well proportioned bedrooms and a full bathroom make for a very generous place to live! The lot is roughly 50 feet by 100 feet, with a gentle pie shape increasing the lot width to 65 feet at the back. With R4 zoning, there is potential to develop and subdivide. The possibilities are endless. Buy the building now and keep the current tenants in place while you make plans and design new buildings!

**PRICE** \$790,000  
**HEATING** forced air gas  
**COOLING** none  
**POSSESSION** immediate  
**PROPERTY TAXES** \$4,297.33 (2021)

**INCLUSIONS** refrigerator x2, stove x2, washer, dryer  
**EXCLUSIONS** tenant belongings

**HYDRO** unknown  
**WATER** unknown  
**GAS** unknown  
**RENTALS** none