





For Sale

554 McLeod Street

 **Centretown**

 **Triplex**

 **33' x 99'**

 **Zoned R4UD[487]**

 **2 Parking Spaces**

Nicely renovated triplex in the heart of Centretown, with close proximity to both University of Ottawa and Carleton University.

Unit one encompasses two levels, the main and lower levels with three bedrooms, two living spaces and a den.

Unit two is located on the second storey and features three bedrooms, outdoor private balcony, fully renovated in 2015.

Unit three is the top floor offering a bright & sunny interior, amazing rooftop terrace and was fully renovated in 2024.

Backyard offer a detached garage and outdoor living area, shaded by mature trees to provide valuable outdoor space for occupants.

Centretown

Vibrant central community, brimming with shopping, dining, entertainment & night-life. City's trendiest neighbourhoods within five minutes in every direction – Chinatown, Little Italy, Dow's Lake, LeBreton Flats, Glebe, Lansdowne & more! Near mass Transit and walkable neighbourhood amenities, LRT & highway 417 access.



	2019	2020	2021	2022	2023
Income					
Rent \$	52,330	\$ 64,234	\$ 60,273	\$ 58,925	\$ 62,526
Laundry \$	1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600
Total Income \$	53,930	\$ 65,834	\$ 61,873	\$ 60,525	\$ 64,126
Expenses					
Insurance \$	1,913	\$ 2,145	\$ 2,706	\$ 2,706	\$ 2,983
Property Tax \$	7,838	\$ 7,734	\$ 7,975	\$ 8,206	\$ 8,411
Property Management \$	3,529	\$ 4,495	\$ 4,218	\$ 4,336	\$ 4,902
Heating \$	2,101	\$ 1,802	\$ 1,920	\$ 3,331	\$ 2,565
Electricity \$	1,538	\$ 2,199	\$ 3,652	\$ 3,345	\$ 1,629
Water \$	1,362	\$ 2,214	\$ 2,996	\$ 1,562	\$ 2,480
Maintenance \$	30,576	\$ 8,628	\$ 15,180	\$ 15,652	\$ 12,922
Total Expenses \$	48,856	\$ 29,216	\$ 38,647	\$ 39,137	\$ 35,892
Net Operating Income (NOI) \$	5,074	\$ 36,618	\$ 23,226	\$ 21,388	\$ 28,234



Common Areas

- Welcoming foyer and common elements
- Detached garage at back of residence
- Driveway parking for up to two
- Shared laundry off main level vestibule
- Backyard featuring shady mature trees allowing for valuable outdoor space for occupants

City of Ottawa Zoning

- R4UD[487]
- Residential property with three self-contained units

Unit Details

Unit One:

- Two levels, three bedrooms
- Rented for \$1,845/month
- Main level hosts one bedroom (currently used as den). Unit features separate side door entrance, a full bathroom, spacious kitchen, and two large living areas
- Lower level hosts two bedrooms and a large multi-use space/den

Unit Two:

- Located on second storey, three bedrooms
- Rented for \$1,886/month
- Renovated in 2015 to include updated kitchen, bathroom and added third bedroom
- Sizeable balcony

Unit Three:

- Third level has bedrooms
- Rented for \$1,900/month
- Bright and sunny interior
- Newly updated kitchen (2024)
- Amazing rooftop terrace



Home Features & Systems

Approximate ages

Built in 1930
 Roof, Asphalt Shingles 2012
 Municipal City Water/Wastewater
 Forced Air Furnace, natural gas

- Supplementary electric baseboard heating for added comfort in Units one & two (within the extension off the back of the property)

 Hot water heater, owned
 Detached single garage at back of home
 Copper wiring
 Fire retrofit completed in January 2006

The following items are included:

- Three refrigerators, three stoves, three hood fans, one washer, one dryer

Improvements & Upgrades

Approximate ages

Unit two - full renovation, 2015

- Kitchen
- Bathroom
- Added a third bedroom

Unit three - Kitchen update, 2024

- Counter
- Sink/faucet
- Backsplash



**Are you ready
to make this
house your *home*?**

Natalie McGuire

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