

200 VALUE APARTMENT DRIVE OTTAWA, ON

MULTI-FAMILY INVESTMENT OPPORTUNITY
644 APARTMENT SUITES

MULTI-FAMILY 2 TOWER COMPLEX

PROPERTY FEATURES

- Concrete block, poured concrete & steel beam construction, located on 9 acres of land
- Attractive suite mix: 90 bachelor, 176 one-bedroom, 376 two-bedroom and 2 three-bedroom, in 2 towers
- Apartments range from 871 to 2,350 SF; averaging 1,193 SF
- Building amenities include: entry control system, pool, tennis court, 24/7 laundry room, modern elevators & fitness facility
- Desirable location in Business District employment node, government offices, university, shopping, entertainment and a variety of other amenities
- Easy access to public transit & highway
- Market rents are 30% below market



INVESTMENT HIGHLIGHTS

NET OPERATING INCOME (Y1)	\$4.61 MILLION
TOTAL SQUARE FEET	765,000 SF above grade
OCCUPANCY	91%
TENANT PROFILE	Mixed Profile

PROPERTY DETAILS

YEAR BUILT	1966
TOTAL SUITES	644
PARKING	6 levels of underground parking for 670 vehicles underground, 352 above ground
STOREYS	2 towers, 14-storey apartment buildings

