



INVESTMENT PROPERTY

# 212 FLORA STREET

OTTAWA CENTRE

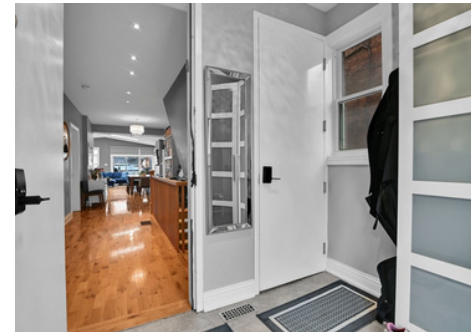
Stately all-brick triplex in the heart of Centretown —an exceptional turnkey investment opportunity steps to shops, restaurants, and transit. Fully updated (2012), this property offers three self-contained units: two spacious 3-bedroom apartments and a 1-bedroom lower unit, all with in-suite laundry and tenants paying hydro. The main floor owner's suite (~1,915 sq ft) features an open-concept layout, high-end kitchen, gas fireplace, and finished lower level with additional bedroom, media room, and 2nd bath (potential ~\$3,600/month). The upper 3-bedroom unit (~1,211 sq ft) spans two levels with a balcony (~\$2,200/month), while the lower 1-bedroom unit generates ~\$1,425/month. Includes private backyard, deck/patio, and parking. Strong income potential in a prime central location.

3-PLEX

# APARTMENT 1 - MAIN FLOOR

ROOM	DIMENSIONS	DESCRIPTION
<b>MAIN FLOOR ENTRY</b>		
• VESTIBULE	• 6'10" x 8'1"	• Ceramic tile floor, built-in clothes closet (for unit 1&2) coat hooks on wall
<b>MAIN FLOOR APT 1</b>		
• PRIMARY BEDROOM	• 15'5" x 11'2"	• Hardwood floor, double clothes closet with built-ins, overhead ceiling fan with integrated light
• BATHROOM 5-PIECE	• 7'8" x 9'3"	• Marble tile floor, tub/shower, white ceramic tile shower enclosure, vanity with double sinks, wall mirror, wall mounted lighting, ensuite from Primary bedroom
• BEDROOM	• 10'4" x 9'3"	• Hardwood floor, single clothes closet, overhead light
• DINING ROOM	• 12'10" x 10'1"	• Hardwood floor, pot lights
• KITCHEN	• 12'8" x 10'10"	• Hardwood floor, stainless steel appliances, fridge, gas stove, dishwasher, hood vent, pantry, pot drawers, recycling pullouts, huge peninsula with double under mounted sink, eat-in bar for (6 people) with storage underneath, Pendant lighting over peninsula, built-in computer desk with additional storage cabinetry, broom closet
• GREAT ROOM	• 12'11" x 20'11"	• Hardwood floor, gas fireplace, built-in bookshelves and storage unit, patio door to deck & rear garden
• DECK		• Steps down to stone patio with gazebo
<b>LOWER LEVEL</b>		
• BEDROOM	• 10'3" x 9'10"	• Wall to wall carpet, double clothes closet, with barn door entry doors
• BATHROOM (3-PIECE)	• 5'11" x 6'3"	• Marble tile floor, corner glass shower, glass tiled enclosure, vanity with single sink, wall exhaust vent, bar lighting
• MEDIA ROOM	• 12'10" x 13'5"	• Wall to wall carpet, pot lights
• LAUNDRY		• Ceramic tile floor, side by side washer and dryer
• FURNACE ROOM	• 5'11" x 8'7"	• Hot water tank, "Carrier Infinity" direct vent furnace

## FLOOR PLANS





## FEATURES APT 1

- 3 BED 1 BATH + DECK
- SQUARE FOOTAGE: 1915 SQ FT.
- VACANT POSSEION
- MARKET RENT : \$3,600
- INSTALLED CEILING SPEAKER SYSTEM
- VANITY AND TOILET REPLACED (2025)
- FRIDGE INSTALLED (2025)
- DISHWASHER INSTALLED (2024)
- LIGHTING UPDATES THROUGHOUT UNIT WITH LED AND CEILING FANS INSTALLED WASHER/DRYER: (2020)



# APARTMENT 2 - SECOND FLOOR

## ROOM

## DIMENSIONS

## DESCRIPTION

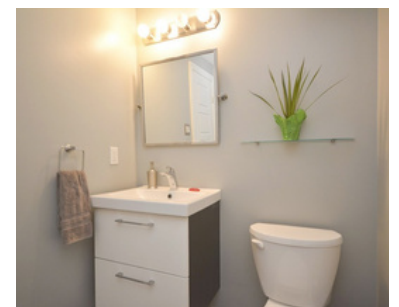
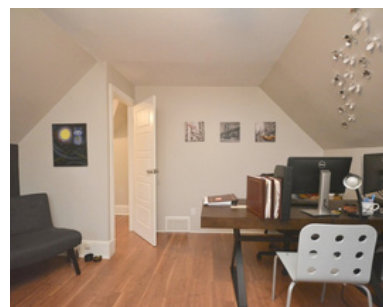
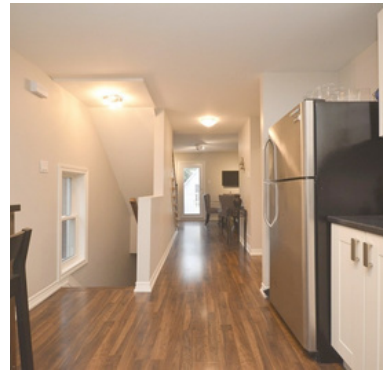
### SECOND FLOOR

- KITCHEN • 13' x 9'9" • Plank laminate floor, stainless steel fridge and stove, microwave/ hood vent, dishwasher, white shaker cabinets with brushed chrome pulls, black counter tops, hanging light fixture
- LIVING /DINING ROOM • 10'9" x 19'10" • Plank laminate floor, overhead light fixtures
- LAUNDRY ROOM • Stackable washer and dryer in a separate closet
- BEDROOM 1 • 11'2" x 9'5" • Plank laminate floor, double clothes closet
- BATHROOM -4 PIECE • 8'9" x 4'11" • Light grey ceramic tiled floors, white ceramic tiles bath/shower enclosure with light grey subway tiles, sink with vanity with 2 drawers for storage
- BALCONY • Large balcony off Living Room

### THIRD LEVEL

- BEDROOM 2 • 15'1" x 11'10" • Plank laminate floor, single clothes closet, ceiling fan with light fixture
- BEDROOM 3 • 16'4" x 11'11" • Plank laminate floor, double clothes closet, ceiling fan with light fixture

## FLOOR PLANS



## FEATURES APT 2

- 3 BED 1 BATH + BALCONY
- SQUARE FOOTAGE: 1211 SQ. FT.
- LEASE TERM: MONTH TO MONTH
- RENT: \$2,200
- TENANTS PAY: HYDRO, CABLE, TELEPHONE, INTERNET.
- DISHWASHER INSTALLED (2024)
- MINOR LIGHTING UPGRADES COMPLETED



# APARTMENT 3 - LOWER LEVEL

## ROOM DIMENSIONS DESCRIPTION

### BASEMENT UNIT

- LIVING ROOM • 12'9" x 12' • Plank laminate floor, overhead light fixtures
- DINING ROOM • 12'9" x 5'1" • Plank laminate floor, overhead light fixtures
- KITCHEN • 12'9" x 2'9" • Plank laminate floor, stainless steel appliances, fridge, stove, hood fan, white shaker cabinets with brushed chrome pulls, black counter tops, overhead light
- BEDROOM • 10'11" x 11'10" • Plank laminate floor, double clothes closet, overhead light
- BATHROOM -4 PIECE • 10'11" x 7'7" • Ceramic tile floor, white ceramic tiles bath/shower enclosure with light grey subway tiles, vanity with drawers
- LAUNDRY • Stacked washer and dryer in a separate closet



### FEATURES APT 3

- LEASE TERM: JUNE 1, 2025 - MAY 31, 2026
- RENT: \$1,425
- TENANTS PAY: HYDRO, CABLE, TELEPHONE, INTERNET.
- FLOORING UPGRADED (2023): WIDE-PLANK EXOTIC GREY FINISH
- ENTIRE SPACE PROFESSIONALLY PAINTED
- CERAMIC TILE THROUGHOUT
- WASHER/DRYER: 2020 (BASEMENT UNIT)

### FLOOR PLANS

SQUARE FOOTAGE: 562 sq ft.  
1 BED 1 BATH +LAUNDRY



# FINANCIAL OVERVIEW

	MONTHLY	ANNUAL
INCOME		
Apt 1 (Main Floor) VACANT - Market Rent	\$3,600	\$43,200
Apt 2 (2nd Floor) - LEASE - Month to Month	\$2,200	\$26,400
Apt 3 (Lower Level) - LEASE - Until May 31, 2026	\$1,425	\$17,100
Gross Rental Income (GRI)	<b>\$7,225</b>	<b>\$86,700</b>
OPERATING EXPENSES (Annual)		
Property Taxes (2025)		\$10,700
Heating Gas		\$2,400
Water/Sewer		\$1,100
Hydro*		\$1,800
Building Insurance		\$3,200
Total Annual Operating Expenses	\$1,600.00	\$19,200
<b>NET OPERATING INCOME (NOI)</b>	<b>\$5,625.00</b>	<b>\$67,500</b>

\*Note: Hydro expense reflects Apartment 1 (owner-occupied); tenants pay their own hydro.

Note: Rents include heat and water/sewer.

Tenants are responsible for hydro, cable, internet, and telephone

<b>Capitalization Rate (Cap Rate)</b>	<b>5.40%</b>
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# DETAILS

**LEGAL DESCRIPTION:** PT LT 31, PL 30 , S/S FLORA STREET, AS IN N470365 ;

**OTTAWA/NEPEAN**

**PIN:** 041220258

**ZONING:** R4S

**LOT SIZE:** 33.00 ft x 99.00 ft

**HEATING:** Forced Air | Natural Gas

**COOLING:** Central Air

**PARKING:** Detached Garage + 1 Car surface parking on drive way. Note: Driveway narrows to Garage

**INCLUSIONS:** 3 Fridge, 3 Stoves, 2 Dishwashers, 1 Microwave Hood fan, 2 Hood vents, 3 Washers, 3 Dryers, 1 Hot Water Tank, garage door opener and entry keypad, TV Wall mount.

**EXCLUSIONS:** All items belonging to Tenants.

**FOUNDATION:** Stone

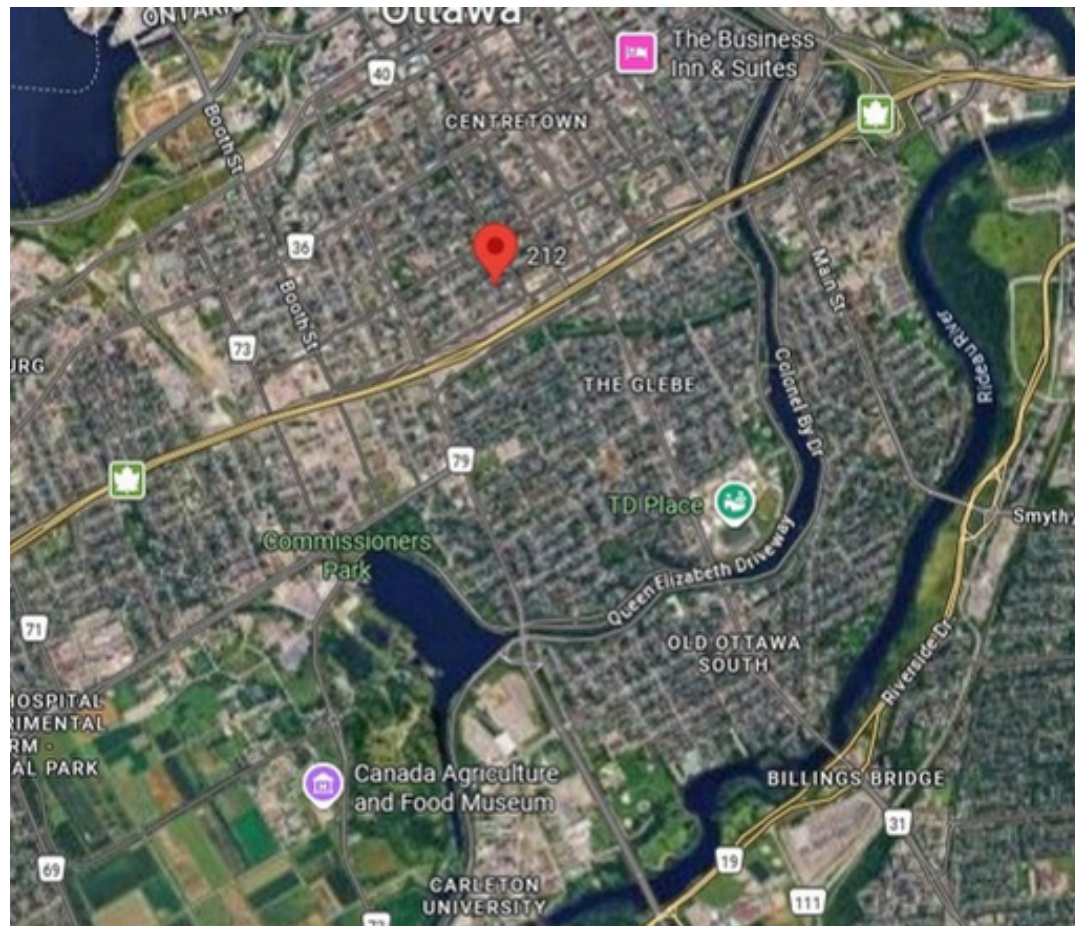
**YEAR BUILT:** 1910



Neighbourhood  
Report



Virtual Tour



GOOGLE IMAGES

## LOCATION

- Superb location close to the Downtown Core, Rideau Canal, Elgin Street, Bank Street, Parliament Hill, Ottawa U, and more!
- Walk to everything from Gourmet Restaurants, the LCBO, Banks, Shoppers Drug Mart, the gym, boutiques and any specialty stores, Grocery Stores (Loblaws and independent)
- Enjoy the revitalization of Gladstone Avenue with Margo Fresh Groceries & Deli, True Loaf Bread Company, ethnic restaurants & take out
- Near bus OTranspo routes 1, 7, 4, and 14.
- Walk score of 96 and cycling score of 100

## STRUCTURAL / MECHANICAL SYSTEMS

- Roof: Main house + flat roof re-shingled in 2022
- Furnace: 2012
- Air Conditioning: 2012
- Electrical wiring: 2012
- Plumbing: 2012
- Insulation: 2012
- Windows: 2012
- Owned Hot Water Tank: 2023

## EXTERIOR IMPROVEMENTS

- Landscaped rear garden with perimeter raised flower beds + a Gazebo
- Front porch rebuilt (2021 & 2023)
- Back deck updated (2023)
- Lighting installed along perimeter fencing
- Landscaping created in 2012
- Front planter & front porch re-built and painted in 2025

## INTERIOR UPGRADES

- Bathroom updates completed in 2025
- New kitchen lighting installed in 2026
- Lighting updates throughout property
- Built-in bookcases, entertainment unit, and closet organizers in Unit 1
- Electronic blinds installed in living room and bedroom



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