

OFFERING MEMORANDUM · OTTAWA, ON

14 Stevens Avenue

A brand-new, purpose-built 8-unit multi-residential building — a turn-key trophy asset steps from the Rideau River.

LIST PRICE

\$4,390,000

UNITS

8

BEDROOMS

15

CAP RATE

4.1%

PROJECTED NOI

\$180K

A rare, brand-new income asset

14 Stevens Avenue is a newly constructed, purpose-built eight-unit residential building offering investors a genuinely turn-key asset in one of Ottawa’s most connected rental corridors.

Every suite is finished to a contemporary, rental-ready standard — engineered oak floors, quartz-topped kitchens with stainless appliances, marble-tiled bathrooms, in-suite laundry, and private balconies in the upper units. Energy-efficient ductless heat-pump systems and individually metered suites keep operating costs low and turnover simple.

With eight units and fifteen bedrooms across well-proportioned one- and two-bedroom layouts, the property delivers a diversified, resilient income stream in a supply-constrained, high-demand location.

Address	14 Stevens Avenue, Ottawa, ON
Asset type	Multi-residential — 8 units
Total bedrooms	15
Year built	2025
Lot size	49.94 × 99.65 ft · 4,977 SF
Zoning	N4B (2026)
Exterior	Masonry brick & composite panel
Heating / cooling	Ductless heat pumps (per suite)
Hot water	Tankless — owned
Metering	Individually metered suites



Investment highlights

01 Brand-new, turn-key Newly constructed throughout — no deferred maintenance, no renovation drag. A modern asset ready to perform from day one.	02 Low operating costs New systems, individually metered suites and efficient heat pumps keep expenses lean and protect net income.	03 Connected location Steps to the Rideau River, Riverain Park and Loblaws; minutes to uOttawa, downtown and Parliament.
04 Diversified income Eight self-contained suites and fifteen bedrooms spread risk across a resilient mix of one- and two-bedroom layouts.	05 Built-in rental upside A new-build floor plate in a rent-growth market offers a clear path to higher income through ongoing turnover.	06 Trophy-quality finish Quartz kitchens, marble baths, oak floors and floating stairs attract quality tenants and command premium rents.

Financial snapshot

\$4,390,000 LIST PRICE	\$179,800 NET OPERATING INCOME Projected, stabilized	4.1% CAP RATE On projected NOI
\$548,750 PRICE / UNIT	\$292,667 PRICE / BEDROOM	\$244,800 GROSS SCHEDULED INCOME Projected, stabilized

How the price was framed

Because a brand-new, purpose-built building of this kind rarely trades, value was triangulated across three independent methods and cross-checked against an automated model. The list price sits at the conservative end of that range.

Capitalization rate method \$179,800 NOI ÷ 4.0% market cap rate	\$4,495,000
Price-per-unit method 8 units × \$550,000 new-build value	\$4,400,000
Price-per-bedroom method 15 bedrooms × \$293,000 investor value	\$4,395,000
List price Below the indicated value range	\$4,390,000

Rent roll & pro forma

● Projected stabilized pro forma — figures for discussion

UNIT	CONFIGURATION	BEDS	BATHS	APPROX SF
A	Main + lower level	2	2.5	1,013
B	Main + upper level	2	2.5	1,154
C	Mirror of B	2	2.5	1,154
D	1 bed + study	1+den	1.5	875
E	Main + upper, balcony	2	2.5	1,170
F	Main + lower level	2	2.5	1,011
G	Mirror of E · balcony	2	2.5	1,170
H	Mirror of F	2	2.5	1,011
8 units	One- & two-bed mix	15	19	~8,560

Individual unit rents are released to qualified parties upon execution of a confidentiality agreement (NDA).

All income and expense figures are projected, stabilized estimates prepared for discussion and do not represent in-place income. Prospective purchasers should complete independent due diligence and confirm actual leases, rents and expenses.

Projected income statement

Stabilized, annual

Gross scheduled rent	\$244,800
Less vacancy & credit (≈2%)	(\$4,900)
Effective gross income	\$239,900
Property taxes (est.)	\$32,000
Insurance	\$9,500
Water / sewer	\$6,000
Common utilities	\$2,500
Repairs / maintenance / grounds	\$5,300
Management & reserves	\$4,800
Total operating expenses	(\$60,100)
Net operating income	\$179,800

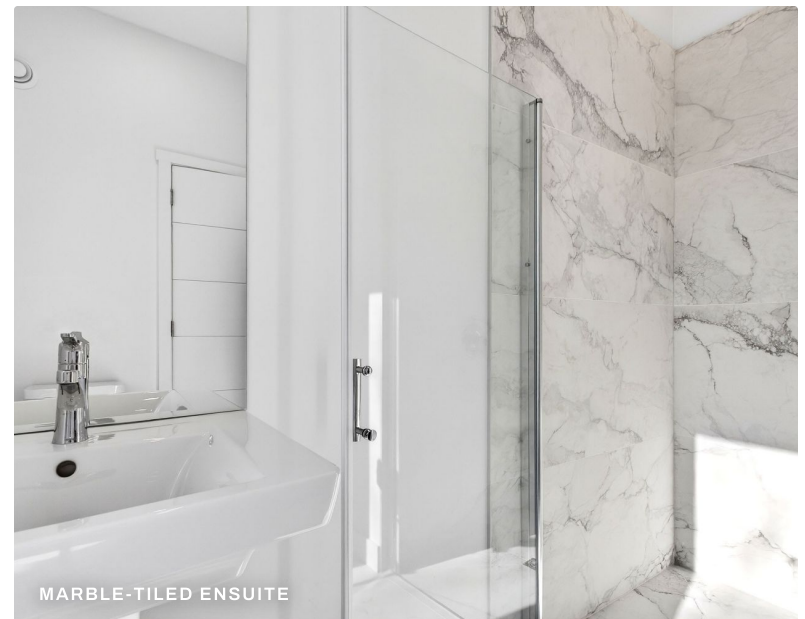
Finished to a trophy standard



QUARTZ KITCHEN COUNTERTOPS



SUNLIT, OPEN INTERIORS



MARBLE-TILED ENSUITE

Light, space & quality



BEDROOM



CHEF'S KITCHEN



KITCHEN & LIVING



BEDROOM & ENSUITE



BEDROOM & POWDER ROOM

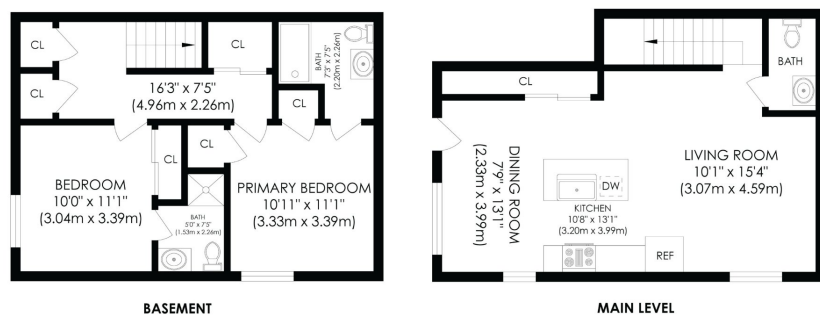


POWDER ROOM

Floor plans — Units A & B

A 2 bed · 2.5 bath · main + lower

1,013 SF



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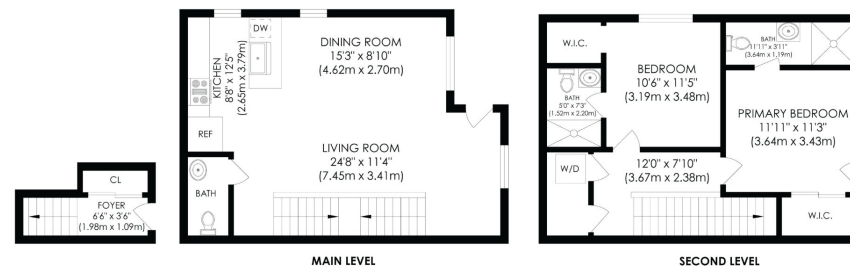
FLOOR PLAN AREA 1,013 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

UNIT A, 14 STEVENS AVE. OTTAWA, ON

B 2 bed · 2.5 bath · main + upper

1,154 SF



0 5

FLOOR PLAN AREA 1,154 sq.ft.

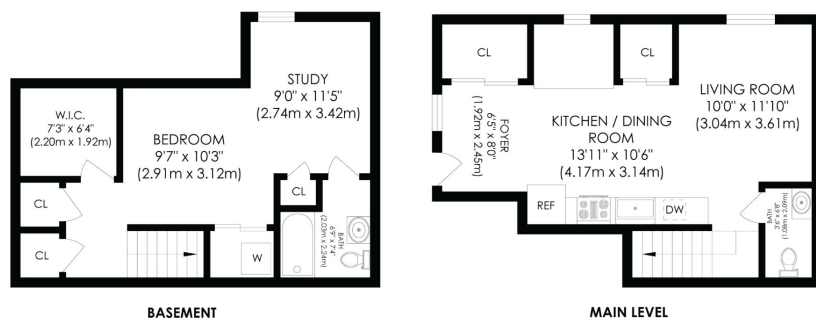
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UNIT B, 14 STEVENS AVE. OTTAWA, ON

Floor plans — Units D & E

D 1 bed + study · 1.5 bath

875 SF



FLOOR PLAN AREA 875 sq.ft.

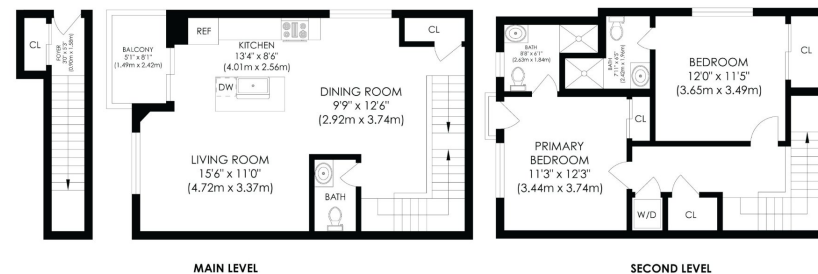
APPROXIMATE SQUARE FOOTAGE

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UNIT D, 14 STEVENS AVE, OTTAWA, ON

E 2 bed · 2.5 bath · balcony

1,170 SF



FLOOR PLAN AREA 1,170 sq.ft.

APPROXIMATE SQUARE FOOTAGE

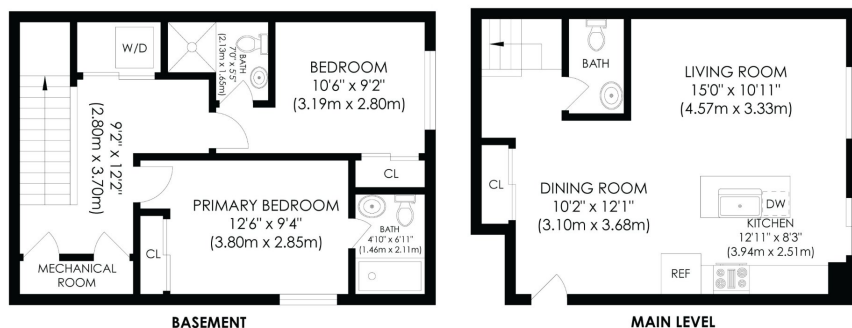
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UNIT E, 14 STEVENS AVE, OTTAWA, ON

Floor plans — Unit F & mirrored suites

F 2 bed · 2.5 bath · main + lower

1,011 SF



0' 5' FLOOR PLAN AREA 1,011 sq. ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

UNIT F, 14 STEVENS AVE, OTTAWA, ON

Units C, G & H

The remaining three suites mirror the layouts shown, completing the eight-unit building:

- **Unit C** — mirror of Unit B · 1,154 SF
- **Unit G** — mirror of Unit E · 1,170 SF · balcony
- **Unit H** — mirror of Unit F · 1,011 SF

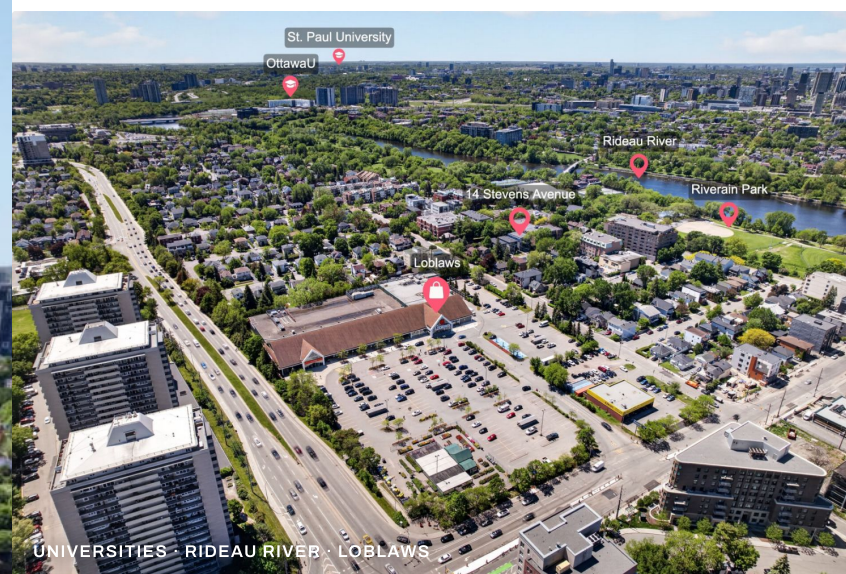
Measured drawings for every unit are available to qualified buyers on request.

A connected, supply-constrained corridor

Wrapped by Rideau River parkland yet minutes from the city's largest employment and education hubs.

Daily needs are on the doorstep — Loblaws and the St. Laurent Shopping Centre for shopping, Riverain Park and the Rideau River pathways for recreation, and Montfort Hospital nearby. The University of Ottawa, St. Paul University, downtown offices, the Rideau Centre and Parliament are a short drive or transit ride away, anchoring a deep, year-round tenant pool.

2 Universities minutes away	0 Blocks to the Rideau River
2 Major shopping anchors	10 _{min} To downtown & Parliament



CONTACT

Arrange a private tour

For the full financial package, leases and a private showing of 14 Stevens Avenue, contact the listing team.



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