



33 SALAMANDER WAY

FINDLAY CREEK | OTTAWA


COLDWELL BANKER
SARAZEN REALTY,
BROKERAGE

mf investment opportunity for sale



THE OPPORTUNITY

Offered for sale is a newly completed 12 unit residential apartment building, now in the lease-up phase and quickly approaching 100% occupancy. Oriented on the south side of Salamander Way, off of Cedar Creek Drive, in the rapidly expanding Findlay Creek Community. Great access to many parks and trails, local schools, and immediately adjacent to brand new retail/grocery. The subject forms part of a larger development of similar buildings.

INVESTMENT HIGHLIGHTS

Brand new 12 unit rental apartment building
Modern open concept 2 bed, 2.5 bath, 2 level stacked units
Each unit offers quartz countertop, stainless appliances, ensuite bath, balcony,
Low maintenance building with stabilized revenue, sold as fully leased asset
Building is condominiumized, units can be sold individually

**33 Salamander Way,
Findlay Creek**



33 SALAMANDER WAY

FINDLAY CREEK | OTTAWA

PROPERTY STATISTICS

Building Type:

Back-to-Back Two Storey Stacked
Townhouse Rental Units

Rentable Area: 14,652 sf.

of Storey's: 3.5

of Units: 12

Unit Breakdown

Upper Unit (6) - 2 Bed + 2 Bath - 1,254 SF

Lower Unit (6) - 2 Bed + 2 Bath - 1,188 SF

Year Built: 2025

Parking: 12 surface parking spaces

Utilities: Tenants pay utilities

Occupancy: 100% (on closing)

Appraised Value | Price Guidance :

\$5,325,000.

NOI (projected): ± \$246,500.

Cap rate: 4.5%

**Buyer will have 1st option to acquire two additional
24-unit buildings, scheduled for completion in 2027.**

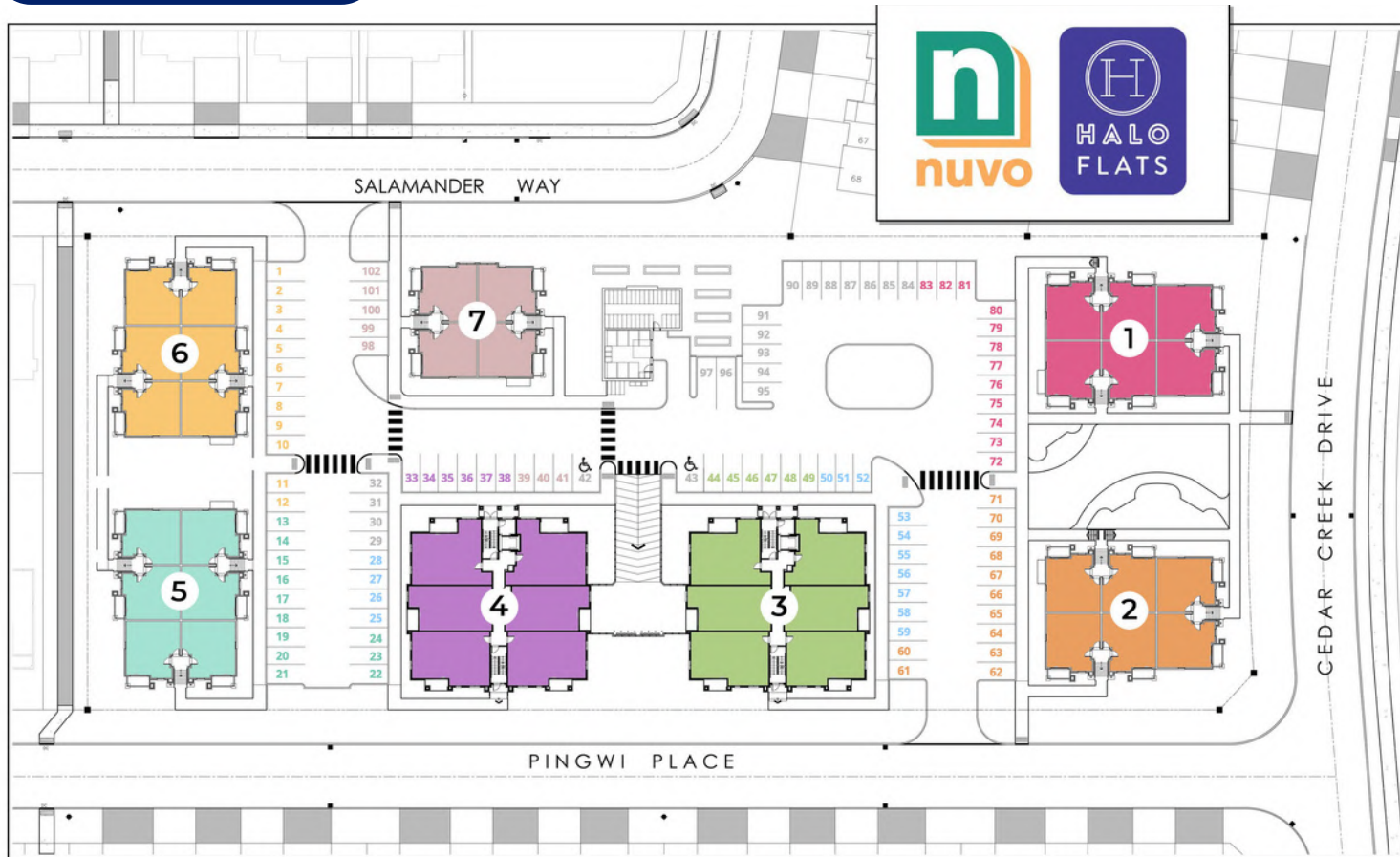
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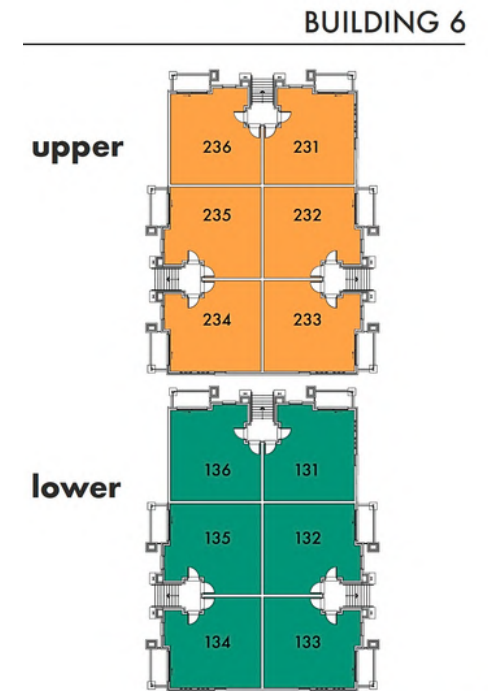
PHOENIX HOMES
SINCE 1988



Site Plan



Floor Plan



ABOUT THE COMMUNITY

Findlay Creek is a fast growing community located along Bank St (Highway #31) in South Ottawa. The property is located steps from a new (under construction) 33,000 sf grocery anchored retail plaza at Bank & Dun Skipper and is a short distance to the Findlay Creek Shopping Centre.

Residents benefit from direct access to amenities in the South Keys neighbourhood and the Ottawa core. The newly expanded Hard Rock Casino & Hotel (directly west of the subject) has and expects to add over 600 jobs. To the immediate south-east at Bank St & Dun Skipper is a new retail plaza, Home Hardware Building Centre and the new Bravo apartment complex. Neighbouring lands have been developed by with low to mid density residential stock.

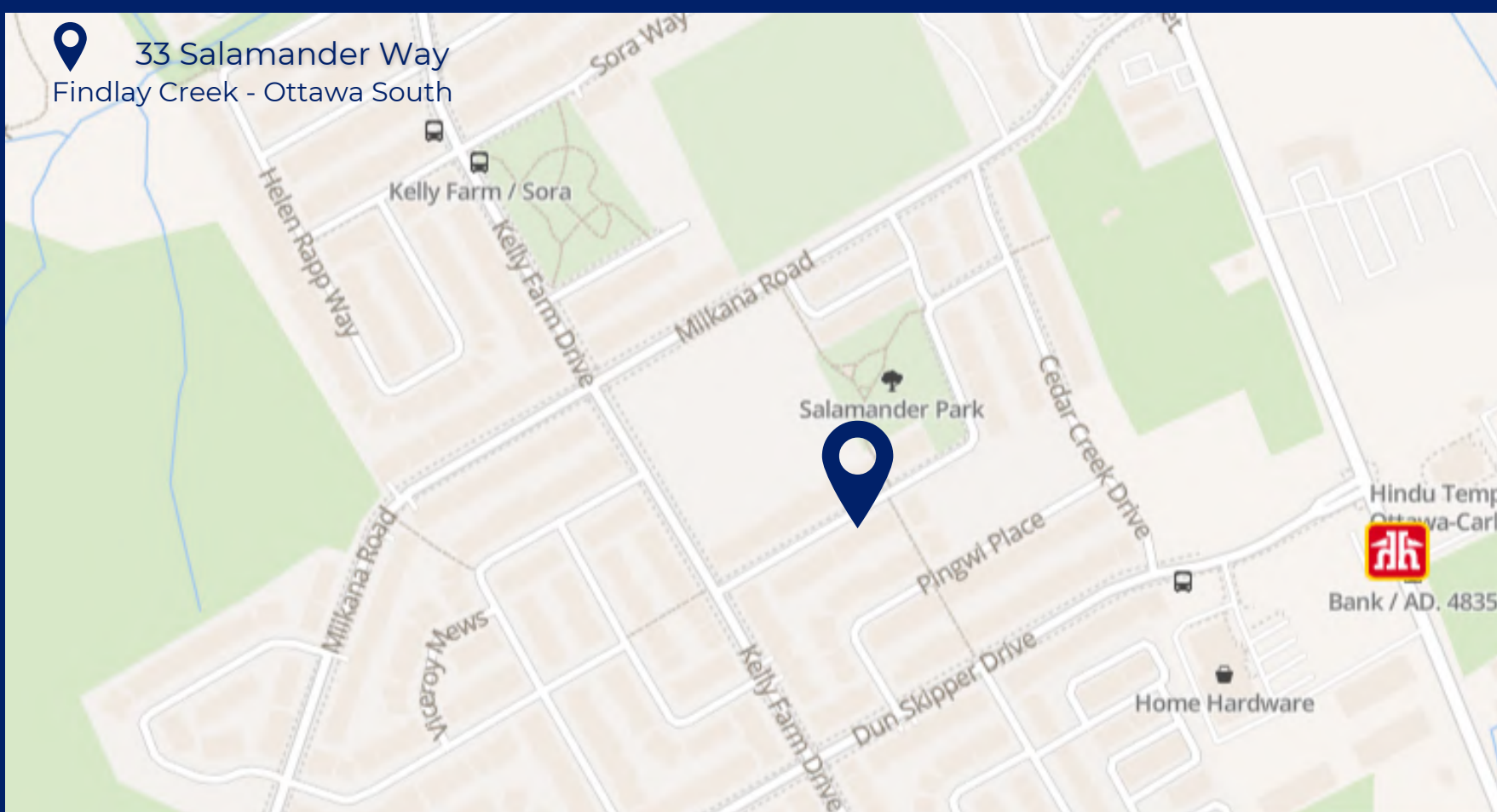
Bank Street connects Pathways neighbourhood residents to big-box stores, boutique shops & restaurants in the Glebe, TD Place at Lansdowne, and core sectors of greater Ottawa.



	2 kms	5 kms	10 kms
2023 Population	7,014	19,902	156,732
2033 Population Projection	10,469	27,784	194,614
Median Age	34.1	36.1	38.3
2023 Households	2,165	6,483	58,047
Median Household Income	CA\$108,566	CA\$100,444	CA\$86,993



33 Salamander Way
Findlay Creek - Ottawa South



MICHEL FERLATTE

Sales Representative

613-266-9291

Michel.cbsrcommercial@gmail.com

KENT HOLMES

Sales Representative

613-724-9718

cbsrcommercial@gmail.com

RYAN HOLMES

Sales Representative

613-809-0579

ryan.cbsrcommercial@gmail.com

**Coldwell Banker Sarazen
Realty Brokerage
1090 Ambleside Drive,
Ottawa, Ontario, K2B BG7**



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