

216 McArthur Avenue, Ottawa, Ontario K1L 6P5

Listing

216 McArthur Ave Ottawa

Active / Residential Freehold / Multiplex

MLS®#: X13145184

List Price: **\$2,595,000**

New Listing



Ottawa/Vanier and Kingsview Park/3404 - Vanier

Tax Amt/Yr: **\$12,958.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 4, PL 90 AS IN N710169; CITY OF OTTAWA**

Style: **2 Storey** Rooms Rooms+: **25+0**
 Fractional Ownership: **No** BR BR+: **11(11+0)**
 Assignment: **No** Baths (F+H): **6(6+0)**
 Link: SF Range: **5000+**
 Storeys: **2.0** SF Source: **MPAC**
 Leased Land: YB/YB Source: **1955/MPAC**
 Lot Front: **40.00** Fronting On: **S**
 Lot Depth: **95.88** Lot Size Area:
 Lot Size Code: **Feet** Lot Size Area Code: **Square Feet**
 SQFT Above Grd Fin: **5088** SQFT Above Grd Fin Src: **MPAC**

Zoning:
 Cross Street: **VANIER PARKWAY**
 Directions: **VANIER PARKWAY TO MCARTHUR AVE**
 Abv Gd Fin Area/Src: **5088/MPAC**

Prop Mgmt:
 Status Cert: SqFt Src/Comment: **MPAC**

Seller: **2802901 ONTARIO INC.**

Recent: **05/19/2026 : NEW**

PIN #: **042480148** ARN #: **061490020101100** Contact After Exp: **No**
 Additional PIN #: Phased Tax Value: **1,056,000.00** Under Contract Mnthly:
 Holdover: **90** Occupancy: **Tenant**
 Possession Type: **Immediate** Possession Date: **2026-06-26**
 Possession Rmks: Road Access Fee:
 Local Improv: Survey Year/Type: **2020/Available**
 Seasonal Dwelling: Realtor Sign on Prop:

Kitch Kitch +	6 (6+0)	Exterior:	Alum Siding, Brick	Water:	Municipal
Fam Rm:	No	Garage:	No	Water Supply Type:	
Basement:	Yes/Finished	Gar/Gar Spcs:	None/0.0	Water Meter:	Yes
Fireplace/Stv:	No	Drive Pk Spcs:	2.00	Waterfront Feat:	
Interior Feat:	ERV/HRV, Intercom, Separate Heating Controls, Separate Hydro Meter, Upgraded Insulation, Water Heater	Tot Pk Spcs:	2.00	Waterfront Struc:	
		Pool:	None	Well Capacity:	
		Room Size:		Well Depth:	
		Rural Services:		Sewers:	Septic
		Security Feat:	Alarm System, Concierge/Security	Special Desig:	Unknown
Parking Feat:	Available			Farm Features:	
Heat:	Heat Pump			Winterized:	
Heat Source:	Electric				
A/C:	Yes/Central Air				
Central Vac:	No				
Apx Age:	New				
Retirement:	No				
Property Feat:					
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Soil Type:					
Phys Hdcp-Eqp:	No				
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP: Included In	
View:		Lot Shape:		Lot Size Source: MPAC	

Remarks/Directions

Client Rmks: **Exceptional investment opportunity in the heart of Vanier. This fully renovated and newly expanded 6-unit residential income property was purpose-engineered to qualify for the CMHC MLI Select Program - one of the most powerful financing tools available to Canadian real estate investors today. MLI Select requires superior building quality, advanced energy systems, and measurable performance well beyond standard code. 216 McArthur delivers: energy consumption reduced by 42.7% and GHG emissions down 67.6% versus baseline, securing 50-year amortization and up to 95% LTV financing - a structural cash flow advantage built directly into the asset. Originally a 1970s triplex, the property was transformed into a modern 6-suite building through a full retrofit of the existing structure and a high-quality rear addition. Every suite features its own individual air-source heat pump, energy recovery ventilator (ERV), and electric hot water system - tenants pay their own utilities, keeping landlord operating costs lean and predictable. The building is equipped with a high-tech intercom and remote entry system, individual key fob access per unit, a building-wide security system, and exterior surveillance cameras - low-maintenance, high-tech, and purpose-built for hands-off management. Currently generating \$12,800/month (\$153,600/year) in gross**

rental income across six fully tenanted units. Don't miss this rare turnkey asset with institutional-grade financing already locked in. Contact listing agent for full financials and showing details.

Inclusions: **6 FRIDGES, 6 STOVES, 6 DISHWASHER, 6 DRYERS, 6 WASHERS,**

Rental Items: **NONE**

Broker Rmks: **24 hours notice required for all showings. Please call or email Chris Hilliard at 613-799-9249 | chris.hilliard@rogers.com. Current Mortgage rate is 4.2% which is transferable with approval.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	ALL/PRO REAL ESTATE LTD.			Phone:	613-799-7700
List Brkr Addr:	1636 RIVER ROAD, Ottawa K4M1B4			Fax:	
List Salesperson:	Chris Hilliard, Broker			Phone:	613-799-9249
Contract Date:	05/19/2026	Leased Terms:			
Last Update:	05/19/2026	Expiration Date:	07/18/2026	Original \$:	\$2,595,000
		CB Comm:	2.0		

Prepared By: Chris Hilliard, Broker

Date Prepared: 05/19/2026

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