

505-108 LISGAR ST
1 Bed + Den, 1 Bath Condominium
GOLDEN TRIANGLE

The Merit is one of Ottawa's most iconic condo buildings, both in location and design! Ownership has privileges! Welcomed into the building by an epic foyer and topped off with one of the most dramatic rooftop decks offering you every view of the city you could want! This unit features historic views of the old former Ottawa teacher's college. Walking to everything from the NAC, canal loops, groceries, coffee shops and more! Make your move to the Merrit and live the ultimate urban lifestyle!

ROOMS	LEVELS	DIMENSIONS
Den	Main	6' x 8'
Kitchen	Main	6' x 9'
Living/Dining Room	Main	15' x 17'
Bedroom	Main	10' x 13'
Bathroom with Laundry	Main	4 Piece
Balcony	Main	North Facing

Property Information:

2025 Property Taxes: \$\$4,412.7

Closing Date: TBD

Condo Fees: \$464.82

Condo fee includes: Management Fee, Amenities, Water/Sewer, Building Insurance, Common Element Maintenance, A/C

Storage Locker: B12

Unit currently on a month to month lease: \$2,097.60/M + Hydro

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer

Rental Items: None



PHOTOS ARE VIRTUALLY STAGED