



LB: [CEG001](#) LB2: [CEG001](#) Status: **Incomplete**
 ID: [DENTOHU](#) ID2: [CHRISMA](#) ID3:
 Dist/Neigh: **3402- Vanier** List Price: **\$750,000**
 Munic: Original LP:
 Roll#: **0614900301622000000** Type: **Triplex**
 PIN: **042310042** List Date: **2022-05-23**
 NeighNm: **Vanier** Fronting: **North**
 Lot Size: **33' x 95'** Occupancy:
 Zoning: # Acres:
 Zoning Desc: **Residential - R4UA**
 Poss Info: **TBD**
 Seller1: **Jessica Walker**
 Seller2: **Micah Garten**
 Legal: **LT 625, PL 246 ; VANIER/GLOUCESTER.**

Directions/Remarks

Directions: **Beechwood Ave, right on Marier Ave, left on Pere Blancs Ave, right on St. Jacques St.**

Public Remarks: **Located on one of Vanier's most family friendly streets, bookended by Richelieu Park & Nault Park, this expanded and updated triplex offers a currently vacant 2 storey, 2 bedroom unit (perfect for owner residence), & 2 x 1 bedroom units. All 3 units have their own separate entrances, parking & heating systems. The 2 bedroom unit, with its addition at the rear of the building, offers private access to a large, fenced yard & expansive deck - perfect for summer entertaining. With hardwood floors, open concept ground floor, modern kitchen with pot lights, neutral tones, & renovated bathroom this is the ideal space for an owner occupier. The ground floor front unit has just been renovated to the studs and boasts new flooring, heating & updated finishes. The second floor unit offers a large kitchen with an eat-in area & skylight. A short walk to Beechwood Ave. with its shops, restaurants, cafés - this is an incredible investment property in the right part of a burgeoning neighbourhood.**

Property Information

Use:	Year Built:	Unknown	#Stories:	2	#Gar:	
Fire Retrofit:	Fire Protection:		# FP:		#Cover:	0
Parking Desc:					Total Park:	3
Heat Desc:	Heat Fuel:	Natural Gas	Water Supply:	Municipal		
A/C Desc:			Sewer:	Sewer Connected		
#Hyd Meters:						
Tenant Pays:			Construction:			
Exterior Finish:			Roof:	Asphalt Shingle		
Foundation:			Basement Dev:	Unfinished		
Basement Desc:						
Floor Covering:	Feat/Equip Incl:					
#Dishwashers:	#Stoves:	3	#Fridge:	3	#Wash/Dry:	1
Site Influences:						
Neigh Influences:						
Exclusions:						
Rental Equip:						
Restrictions:						
Assistive Feat:						

Current Monthly Income

#Bachelor Units:	0	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	2	1 Bed Units/Mth:		#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	1	2 Bed Units/Mth:		#Office Units:		Other Inc:	
#3 Bedrm Units:	0	3 Bed Units/Mth:		#Total Units:	3	Total \$/Mo:	0
#Townhouses:	0	Twnhs Prc/Mth:				Rnt Roll Avl:	Yes

Annual Operating Expenses

Management:	\$0	Supply:	\$0	Ann Rent Inc:	\$40,260	Vac Loss:	\$0
Prop Taxes:	\$4,637	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$12,390
Insurance:	\$2,800	Security:	\$0	Laund/Oth Inc:	\$650	NOI:	\$28,530
Water/Sewage:	\$1,500	Lawn/Snow:	\$0	Total Income:	\$40,260	ADS:	\$0
Heat:	\$2,800	Elevators:		GOI:	\$40,910	Cash Flow:	\$28,520
Hydro:	\$653	Maintenance:	\$0	Vacancy %:	0.00	Audit Stat:	
Other:	\$0	Tot Op Exp %:	30.29	Manage %:			

Other Information

Taxes/Yr:	\$4,637.00/2022	Assmt/Yr:		Survey/Yr:	
Lease:	Net			#Vacant Units:	

Representative Information

Rep Remarks: **24 hour notice for showings due to tenant. 24 hour irrevocable on all offers. 2 x 1 bedroom units rented for \$1070 (Unit A/Front ground floor - Lease ending February 28th, 2023) and \$810 (Unit C/Second Floor - long term tenant, now month to month) Includes parking and tenants take care of snow removal. Gas bill includes 3 separate hot water tank rentals. COVID PROTOCOLS APPLY: PLEASE SANITIZE HANDS PRIOR TO ENTERING & WEAR MASKS, REMOVE SHOES, LIMIT TOUCHING SURFACES. Basement area in laundry room experiences some water infiltration during spring thaw, and dries up on its own.**

CtoSO:	2.5%	First Refusal:	No	SRR:	No	MP:	No
Cont Aft Exp:	No	Lockbox:	Mechanical			SignOn:	Yes
Oth Lst Cond:	Yes	Cond Remarks:	24 hour irrevocable on all offers as per form 244.				

Office Information

List Broker #1: [CENTURY 21 GOLDLEAF REALTY INC., Brokerage](#) / Ph: 613-749-2121 / Fax: 613-749-0808
 List Broker #2: [CENTURY 21 GOLDLEAF REALTY INC., Brokerage](#) / Ph: 613-749-2121 / Fax: 613-749-0808
 List Rep #1: [Hugh Denton](#) - Salesperson/ Direct: 613-600-4844
 List Rep #1 Email: hugh.denton@century21.ca

List Rep #1 Web: <http://www.goldleafrealty.ca>

List Rep #2: [Mark Christie - Salesperson/ Direct: 613-276-9027](#)
List Rep #2 Email: mark.christie@century21.ca

List Rep #2 Web: <http://www.century21.ca/mark.christi>

Board: **Ottawa**
Expiry Date: **2022-10-01**
Last Mod: **2022-05-19**

CREA DDF: **Yes**
IB: **No**

DOM: **0**
Cancel Date: **0**
CDOM: **0**

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 05/20/2022 10:51:36 AM