

16-Aug-2024

543 KIRKWOOD AV, Ottawa K1Z 5X2

ML#:1405934



LB: [CEG001](#) LB2: [CEG001](#) Status: **Active**
 ID: [CHRISMA](#) ID2: [DENTOHU](#) ID3:
 Dist/Neigh: **5003- Westboro/Hampton Park** List Price: **\$1,399,000**
 Munic: Original LP: **\$1,350,000**
 Roll#: **0614084401185000000** Type: **Triplex**
 PIN: **040250014** List Date: **2024-08-12**
 NeighNm: **Hampton Park/Westboro** Fronting: **East**
 Lot Size: **41.95' x 107.86'** Occupancy: **Tenant**
 Zoning: # Acres:
 Zoning Desc: **Unassigned, R3R**
 Poss Info: **TBD**
 Seller1: **Randy Kowell**
 Seller2:
 Legal: **PT LT 3, PL 234, E/S KIRKWOOD AVENUE (FORMERLY HENEY AVENUE), AS IN NS277689, T/W NS277689 & S/T N685687 ; OTTAWA/NEPEAN**

Recent: 08/12/2024 : CHG : \$1,350,000->\$1,399,000

Directions/Remarks

Directions: **Richmond to south on Kirkwood or Carling to north on Kirkwood, building is on the east side with parking out front**

Public Remarks: **This purpose built triplex has been well maintained and updated. There are 2-2bedroom and 1-1bedroom apartments, all with hardwood floors, period mouldings and painted in neutral tones. All three apartments have a large separate dining room with large south facing windows. There is laundry (free to Tenants) and three parking behind the fenced private yard (included in lease) The building has front and back staircases, a private fenced yard and room at the back for potential expansion should a new buyer choose to add units. Located a short walk to the Hampton park mall, Westboro shops and rapid transit this location rents well to quality tenants. There is also development potential in the deep rear yard. Showing days and times are :Saturday 9-6, Sunday 2-4, Monday 2-6, Tuesday 10-2. 24 hour minimum for all appointments and 24 hour irrevocable on all offers.**

Property Information

Use:		Year Built:	1965/Approx	#Stories:	3	#Gar:	
Fire Retrofit:	N/A	Fire Protection:	Alarm	# FP:		#Cover:	0
Parking Desc:	Surfaced					Total Park:	3
Heat Desc:	Hot Water	Heat Fuel:	Natural Gas	Water Supply:	Municipal		
A/C Desc:	Window Unit			Sewer:	Sewer Connected		
#Hyd Meters:	4			Construction:			
Tenant Pays:	Cable, Electricity, High Speed			Roof:	Asphalt Shingle, Other (See Remarks)		
Exterior Finish:	Brick			Basement Dev:	Fully Finished		
Foundation:							
Basement Desc:	Full	Feat/Equip Incl:					
Floor Covering:	Hardwood, Tile	#Stoves:	3	#Fridge:	3	#Wash/Dry:	1
#Dishwashers:							
Site Influences:	Fenced Yard						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:							
Rental Equip:	hot water tanks						
Restrictions:							
Assistive Feat:							
Secondary Dwelling Unit (SDU):	No						

Current Monthly Income

#Bachelor Units:	0	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	1	1 Bed Units/Mth:		#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	2	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:	\$60,106	Vac Loss:	\$0
Prop Taxes:	\$10,000	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$20,714
Insurance:	\$4,055	Security:	\$0	Laund/Oth Inc:	\$0	NOI:	
Water/Sewage:	\$1,526	Lawn/Snow:	\$0	Total Income:	\$60,106	ADS:	\$0
Heat:	\$2,934	Elevators:		GOI:	\$60,106	Cash Flow:	\$39,392
Hydro:	\$2,199	Maintenance:	\$0	Vacancy %:	0.00	Audit Stat:	
Other:	\$0	Tot Op Exp %:	34.46	Manage %:			

Other Information

Taxes/Yr:	\$10,000.00/2023	Assmt/Yr:		Survey/Yr:	
Lease:	Net			#Vacant Units:	

Representative Information

Rep Remarks: **Showing days and times are :Saturday 9-6, Sunday 2-4, Monday 2-6, Tuesday 10-2. 24 hour minimum for all appointments and 24 hour irrevocable on all offers. Please have clients leave shoes outside the apartment. Knock prior to entering. The top apartment is on a newer lease, middle and lower are longer term tenants on moth to month. Apartment 1 \$1,400.00 Apartment 2 #1,343.00 Apartment 3 \$2,195.00 on lease**

CtoSO:	2.0%	First Refusal:	No	SRR:	No	MP:	No
Cont Aft Exp:	No	Lockbox:	iBox Supra BT			SignOn:	Yes
Oth Lst Cond:	Yes	Cond Remarks:	24 hour notice to view2 apartments due to Tenancies. 24 hour irrevocable on all offers.				

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: [Mark Christie](#) - Salesperson/ Direct: 613-276-9027
 List Rep #1 Email: mark.christie@century21.ca List Rep #1 Web: <http://www.century21.ca/mark.christie>

List Rep #2: [Hugh Denton - Salesperson/ Direct: 613-600-4844](#)
List Rep #2 Email: hugh.denton@century21.ca

List Rep #2 Web: <http://www.goldleafrealty.ca>

Board:	Ottawa	CREA DDF:	No	DOM:	4	CDOM:	4
Expiry Date:	2024-11-12	IB:	No	Cancel Date:			
Last Mod:	2024-08-12						

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