



Listing Brochure

22 Whittaker Street, Sudbury

LISTING REPRESENTATIVE

Amanda Mahaffy, Sales Representative
amanda@mgre.ca

ADDITIONAL CONTACT

Christine Rochon, Operation Manager
christine@mgre.ca

705-673-3000



For Sale

22 WHITTAKER STREET, SUDBURY



ADDITIONAL DETAILS



5 UNITS



X4 2-BDR UNITS
X1 1-BDR UNIT

Welcome to 22 Whittaker, a well maintained 5-unit building located in a prime rental area in Sudbury's West End. This investment opportunity hosts 1 one bedroom unit and 4 two bedroom units, all which are move in ready and renovated units. Features include coin operated laundry facilities, storage lockers, separate hydro meters, a parking spot for each unit, and a large, private backyard. This legal investment opportunity is a turn key building for any investor producing great cashflow.

Book your showing today!

\$865,000.00

22 Whittaker Street, Sudbury, ON



PIN: 735860317
LT 68 PL 8SA MCKIM; GREATER SUDBURY



Property Description:
5 Unit Multi-Residential Property



R2-3 Zoning (Has LNC Status)



Total Land: 0.143 Acres



The logo for Mallette-Goring Inc. REAL ESTATE BROKERAGE, featuring a stylized graphic of vertical bars in white and yellow, followed by the text "Mallette-Goring Inc." and "REAL ESTATE BROKERAGE" in white on a dark blue background.



Investment Income

22 Whittaker	Current Rent	Projected Rent
Unit 1 - 2 Bedroom	\$1,395.00 + Hydro	\$1,550.00 + Hydro
Unit 2 - 2 Bedroom	\$1,450.00 + Hydro	\$1,550.00 + Hydro
Unit 3 - 1 Bedroom	\$1,250.00 + Hydro	\$1,300.00 + Hydro
Unit 4 - 2 Bedroom	\$1,450.00 + Hydro	\$1,550.00 + Hydro
Unit 5 - 1 Bedroom	VACANT Oct. 1 / 2024	\$1,650.00 + Hydro
Laundry	\$2,000.00 / year (approx)	\$2,000.00 / year
MONTHLY INCOME	\$7,195.00 / Month	- Hydro is set up to be charged separately
ANNUAL GROSS	\$88,340.00	
		Property Taxes (2024): \$6,499.68
		Building Insurance: \$1,637.00
		Hydro: \$1,152.00
		Water: \$3,240.00
		Gas: \$3,540.00
		Furnace & Hot Water Tank Rental: \$1,533.00
		Operating Expenses: \$17,601.68
		NET INCOME \$70,738.32



Meet Our Team



CHRIS TAMMI

Director & Broker of Record

- Lead Broker
- 13+ years of commercial real estate experience
- Market leader in commercial, industrial, investment sales and leasing



AMANDA MAHAFFY

Finance Manager & Sales Representative

- 11+ years in finance & commercial real estate
- Focus on financial analysis and packaging for investor clients and multi-residential sales



CHRISTINE ROCHON

Operations Manager

- Lead operations & marketing manager
- Manages client database
- 11+ years in Production/ Production Management



GEOFF MCCAUSLAND

Development & Project Manager

- 4 years as a City Councillor and Vice-chair of Greater Sudbury's Planning Committee
- Liaises with clients on community investment and manages local development projects



JIM GAINER

Broker

- 40+ years of real estate experience
- Expertise in land acquisitions, leasing, lease renewals, and construction project management
- Focus on industrial and commercial leasing



LARRY GAUTHIER

Broker

- 40+ years of real estate experience
- Expertise in sales, leasing, and management
- Market leader with a vast network of commercial real estate referral sources



Look with us
Grow with us
Work with us

Thank you



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REAL ESTATE BROKERAGE



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