

INVEST IN **PRESCOTT**

# **FOURPLEX**

**642 West Street - Prescott**



**\$1,149,900**



**AN EXCEPTIONAL INVESTMENT OPPORTUNITY**

Click Here  
**VILLAGE VIDEO**

# **FOR SALE**

# Discover 642 West St.

**Attention Investors! Looking for a unique, newly built 4-plex in a great location & at an ideal price? Look no further than 642 West St. in the beautiful town of Prescott. Nestled in downtown Prescott, this property is close to schools, shopping, restaurants, Hwy 401, & the picturesque St. Lawrence River. Prescott is a growing community, with job opportunities expanding across various sectors, including manufacturing, making it an attractive location for residents. These stacked-level apts make for excellent rentals with minimal maintenance (built in 2024!). Each unit consists of 2 bedrooms, 1 bath, an open-concept layout with durable vinyl flooring, kitchens with stainless appliances incl. dishwashers, & stackable white washers & dryers. Additional features include pot lights, parking for 8 cars, & an efficient hot water boiler heating system.**



The lower level tenant pays **\$1,845** + hydro, water, & sewer, while the upper level tenant pays **\$2,050** + hydro, water, & sewer. Heat is included.



## INCOME

Rental Income	\$93,480.00
Laundry Income	-
Parking Income	-
<b>Total Income</b>	<b>\$93,480.00</b>

### Expenses

Property Taxes (Estimated)	\$5,077.58
Insurance	\$3,937.14
Heat (Estimated)	\$1,547.96
Management - Self Managed	-
Snow Clearing	\$1,300.00

Hydro & Water are paid by the tenants

\$11,862.68

**Total Expenses**

**\$81,**

**Net Operating Income**

**642 West St.**

**Your Cash Flow Oasis,  
 Just 22 Minutes from  
 Downtown Brockville  
 and 1 Hour from  
 Ottawa.**

## RENT ROLL

	Monthly Rent
640A	\$2,0 .00
640B	\$1,8
642A	\$2,0 .00
642B	\$1,8
<b>Monthly</b>	<b>\$7,</b>
<b>ARI</b>	<b>\$9</b>



**CAPITAL HOMES TEAM**  
Edmundo Roa, Salesperson  
(613) 864 5515 · (866) 530 7737  
[SOLDBYROA.CA](mailto:SOLDBYROA.CA)





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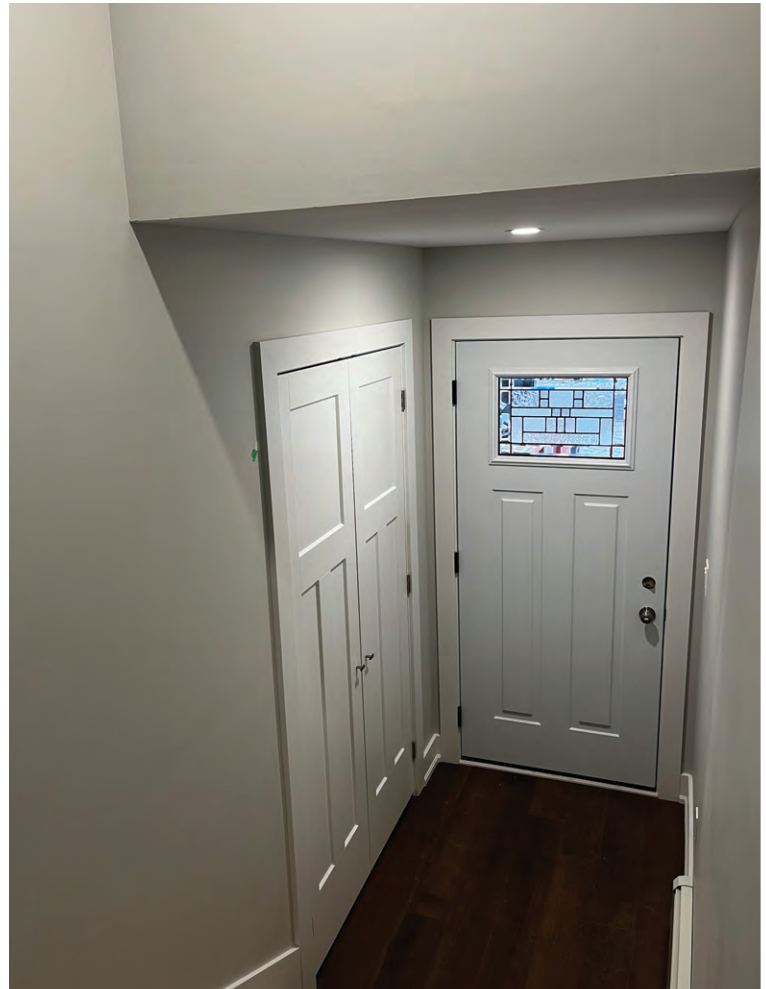
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