

NEW LISTING: **73** and **75** Kenyon Street East, Alexandria, Ontario

FOR SALE



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x2

**\$3,750,000**

**MULTI-FAMILY**  
R E S I D E N T I A L

**\$1,875,000 x2** per building





x2

**ATTENTION INVESTORS:**

Explore 73 and 75 Kenyon Street East, Alexandria, Ontario.

These two modern 8-unit buildings, constructed in 2018, each have separate titles but share a convenient parking lot. The properties offer large, spacious, and bright 2-bedroom units, each with a private entrance and a balcony or terrace—perfect for enjoying outdoor living.

Located in the heart of Alexandria, residents enjoy a strong sense of community, local amenities like shopping, dining, schools, and easy access to nearby cities like Cornwall and Ottawa.

**Why Alexandria?**

Alexandria, with a population of around 3,000 residents, is a growing community within North Glengarry. The town boasts a diverse job market, with key sectors including agriculture, manufacturing, healthcare, retail, and education. This makes Alexandria an attractive place to live and work. Its strategic location also provides convenient access to additional employment opportunities in nearby Cornwall and the capital, Ottawa.

**Investment Highlights:**

**Modern Features:** Each unit has its own HVAC system, gas furnace, and electric hot water tank, giving tenants control over their comfort and expenses.

**Investor Appeal:** With the potential for rental income and property appreciation, these buildings offer a solid investment opportunity. As units are "turned around" when tenants move out, there's a chance to increase rents and maximize returns in this thriving market.

**Flexible Purchase Options:** These buildings can be purchased together as a package deal or separately, offering flexibility for investors based on their needs and goals.

Don't miss out on the chance to be part of Alexandria's growth. Contact us today to schedule a viewing at 73 and 75 Kenyon Street East.

## 73 Kenyon Street

### Income & Expenses

#### Income

Rental Income	\$116,092.44
Laundry Income	\$0
Parking Income	\$0
<b>Total Income</b>	<b>\$116,092.44</b>

#### Expenses

Property Taxes	\$9,074.55
Insurance	\$5,031.18
A + Management	\$4,432.45
Snow Clearing, Grass & Maintenance	\$6,471.87

#### Utilities Paid by Tenants

<b>Total Expenses</b>	<b>\$25,010.05</b>
<b>Net Operating Income</b>	<b>\$91,082.39</b>

## 75 Kenyon Street

### Income & Expenses

#### Income

Rental Income	\$141,194.64
Laundry Income	\$0
Parking Income	\$0
<b>Total Income</b>	<b>\$141,194.64</b>

#### Expenses

Property Taxes	\$9,074.55
Insurance	\$5,031.18
A + Management	\$6,854.82
Snow Clearing, Grass & Maintenance	\$6,471.87

#### Utilities Paid by Tenants

<b>Total Expenses</b>	<b>\$27,432.42</b>
<b>Net Operating Income</b>	<b>\$113,762.22</b>

**Edmundo Roa**

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