


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

FOR SALE



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**\$4,500,000**

**MULTI-FAMILY  
RESIDENTIAL**

**x2**

**\$2,250,000 x2 per building**



x2

**ATTENTION INVESTORS:**

Welcome to 73 and 75 Kenyon Street East in Alexandria, Ontario. These two modern 8-unit buildings were constructed in 2018 and feature spacious 2-bedroom units, approximately 1000 square feet per unit. Each unit boasts its own exterior entrance and the added convenience of a private balcony or terrace, allowing residents to enjoy outdoor spaces with ease.

Situated in the charming town of Alexandria, residents will enjoy a convenient location with a strong sense of community. Alexandria offers a range of amenities, including shopping centers, restaurants, schools, and recreational facilities, providing residents with everything they need for a comfortable and well-rounded lifestyle.

Additionally, Alexandria's advantageous location provides easy access to neighboring cities. The bustling city of Cornwall is just a short drive away, offering additional amenities, entertainment options, and employment opportunities. For those seeking the excitement of a larger urban center, the vibrant city of Ottawa is within reach, making it ideal for commuters or those looking to explore the capital region.

Tenants will appreciate the freedom and flexibility of being responsible for their own utility costs, including heating and hot water, giving them control over their usage and expenses. Moreover, the individual HVAC systems in each unit provide customized comfort, allowing residents to set their desired temperature preferences. Each unit is equipped with a forced air gas furnace and electric hot water tank.

Investors will appreciate the potential for rental income and value appreciation in Alexandria. With these buildings being recently constructed in 2018, they offer modern features, durability, and energy efficiency. As tenants move out over time, there is an opportunity to increase rents and maximize returns in this thriving real estate market.

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



## 73 Kenyon Street

Income & Expenses

## 75 Kenyon Street

Income & Expenses

### Income

Rental Income	\$117,914.64
Laundry Income	\$0
Parking Income	\$0
<b>Total Income</b>	<b>\$117,914.64</b>

### Expenses

Property Taxes	\$3,511.70
Insurance	\$3,691.98
A + Management	\$4,657.74
Snow Clearing	\$1,539.62

### Utilities Paid by Tenants

Total Expenses	\$13,401.04
<b>Net Operating Income</b>	<b>\$104,513.60</b>

### Income

Rental Income	\$135,305.04
Laundry Income	\$0
Parking Income	\$0
<b>Total Income</b>	<b>\$135,305.04</b>

### Expenses

Property Taxes	\$3,511.70
Insurance	\$3,691.98
A + Management	\$5,344.66
Snow Clearing	\$1,539.62

### Utilities Paid by Tenants

Total Expenses	\$14,087.96
<b>Net Operating Income</b>	<b>\$121,217.08</b>

**Edmundo Roa**

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