

**1502**

**KING**

**WEST**

**15 UNITS**

**WITH FANTASTIC**

**CURB APPEAL**

**STEPHEN M. MURPHY**

SALESPERSON // PRINCIPAL DIRECTOR

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C: 416.707.6563



**FOR SALE: \$4,200,000.00**

# 1502 KING STREET WEST

- ✔ **Located In Parkdale With A Short Walk To Roncesvalles**
- ✔ **Street Car At Front Door**
- ✔ **Phase 1 Enviro Complete**
- ✔ **Beautiful Charm Throughout**
- ✔ **Sought After Tenant Location**
- ✔ **Waiting List Of Tenants**
- ✔ **Hydro Paid By Owner**
- ✔ **6Xbach 8X1Bed 1X2Bed**
- ✔ **Large Apartments**
- ✔ **Laundry Onsite**



# RENT ROLL

Unit #	#of Br.	Rental Total
1	1	\$967.10
2	1	\$1,600.00
3A	Bach	\$1,100.00
3B	1	\$1,500.00
3C	Bach	\$625.00
4	2	\$1,950.00
5A	Bach	\$750.00
5B	1	\$1,500.00
5C	1	\$2,000.00
6	1	\$916.20
7	1	\$1,700.00
8A	Bach	\$1,100.00
8B	Bach	\$838.40
8C	Bach	\$1,100.00
9	1	\$1,152.80

## EXPENSES

Taxes	\$22,864.00
Insurance	\$4,466.00
Heat*	\$11,422.00
Hydro*	\$8,949.00
Water*	\$10,975.00
Maintenance	\$11,250.00
<b>TOTAL:</b>	<b>\$69,926.00</b>

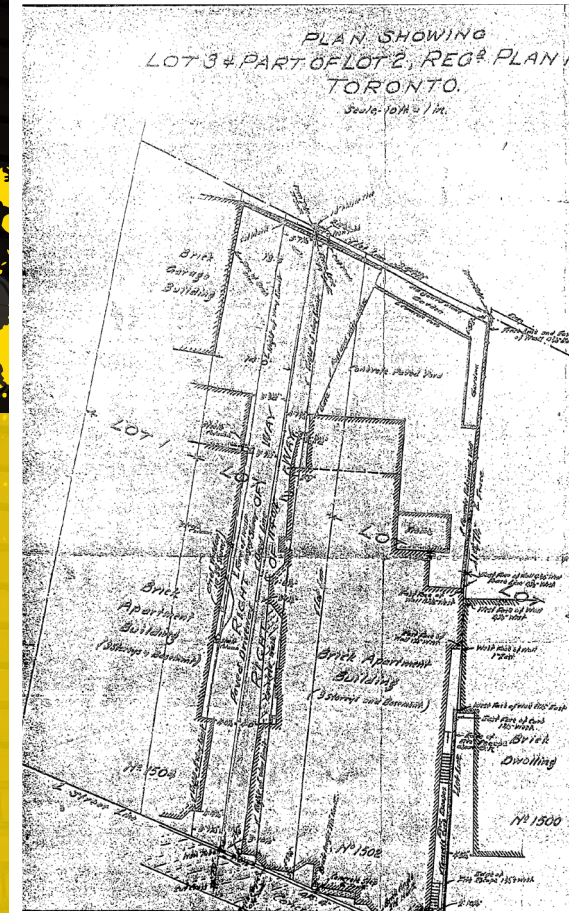
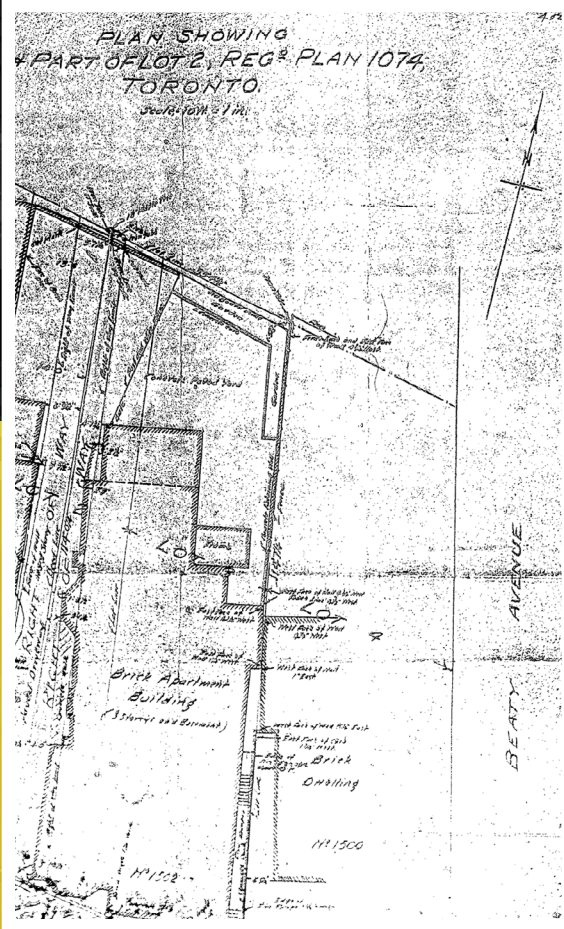
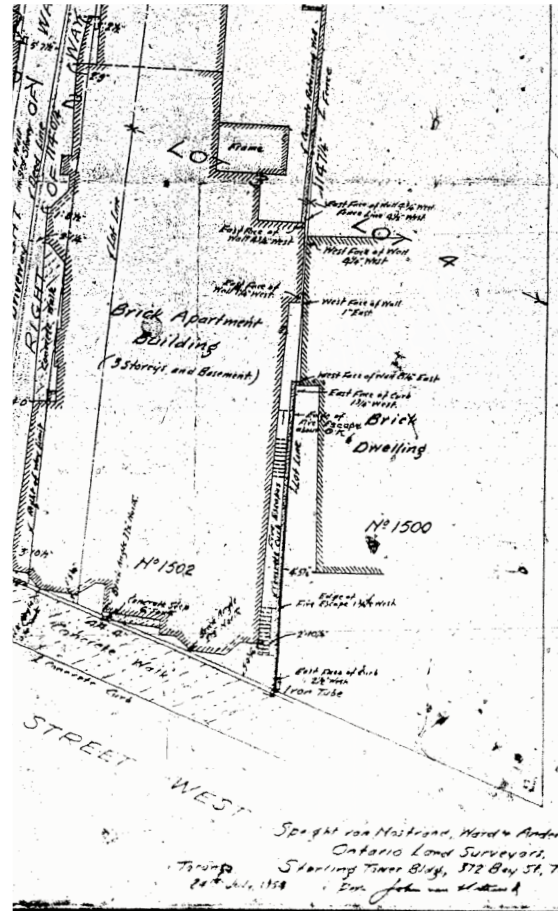
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<b>Monthly Totals</b>	<b>\$18,799.50</b>
Annual Totals	\$225,594.00
Laundry	\$3,600.00
Annual Total + Laundry	\$229,194.00

**NOI:** **\$159,268.00**

**Asking Price:** **\$4,200,00.00**

# SURVEY





# 1502 KING STREET WEST

15 UNITS WITH FANTASTIC  
CURB APPEAL.









# 1502 KING ST WEST



OMGREALESTATE.COM

# THANK YOU FOR VIEWING

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