



Listing Package

372 Marshall Lane

BROKERAGE CONTACTS

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mallettegoring.com



For Sale

372 MARSHALL LANE

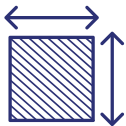


X4 1-BEDROOM UNITS



PIN: 735830293

ARN: 530701000303100



AREA: 5,468.06 FT²(0.126 AC)

PERIMETER: 308.40 FT

MEASUREMENTS: 101.67 FT X 53.81 FT X 101.67 FT X 53.81 FT



LEGAL DESCRIPTION:

PT LT 219 PL 34S MCKIM AS IN S101631; GREATER SUDBURY

*all details are estimates

Municipal ZONING DETAILS



R2-3 - Low Density Residential Two





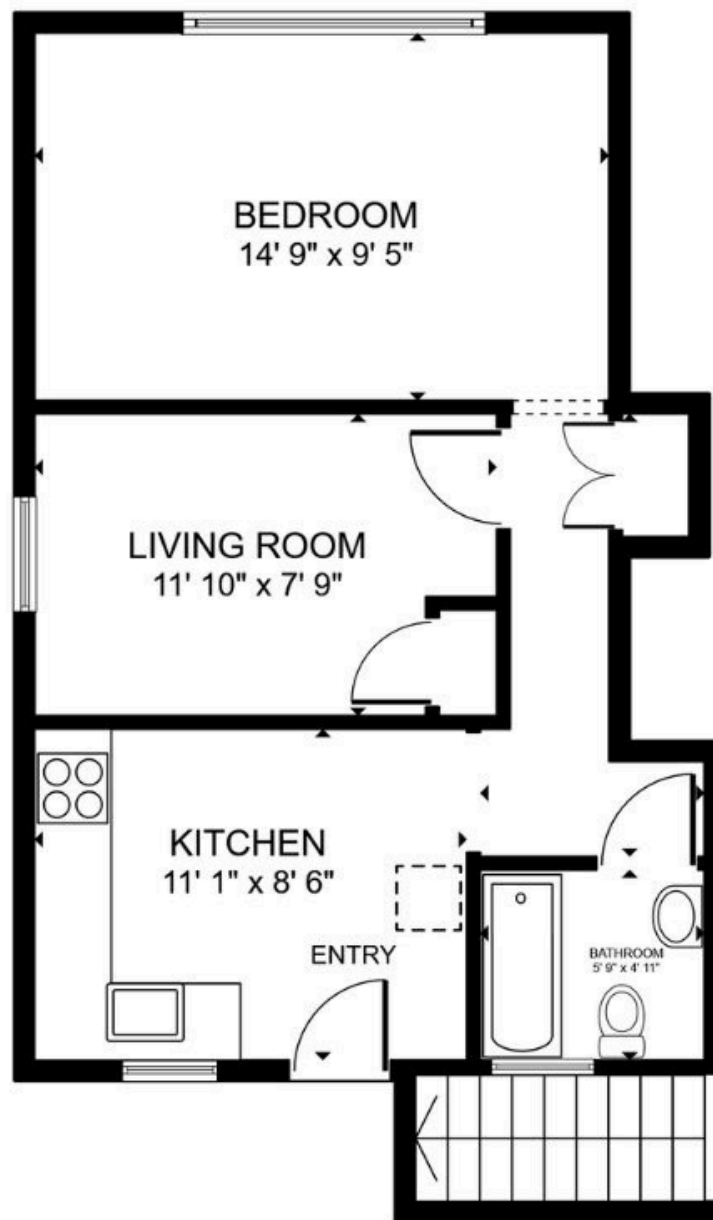
372 MARSHALL - INCOME & EXPENSES

INCOME	MONTHLY	ANNUAL
1	\$797.43	\$9,569.16
2	\$1,300.00	\$15,600.00
3	\$577.59	\$6,931.08
4	\$1,281.25	\$15,375.00
Total	\$3,956.27	\$47,475.24
EXPENSES		
Taxes (2025)		\$4,237.11
Insurance		\$2,091.00
Utilities		\$4,800.00
Property Management (6.5%)		\$3,085.89
Building Maintenance & Repairs (2024)		\$4,530.95
Total		\$18,744.95
Net Operating Income		\$28,730.29

*Based on information supplied by Seller and Property Management. Buyer to verify all information

Apartment Layout

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+1 705-673-3000



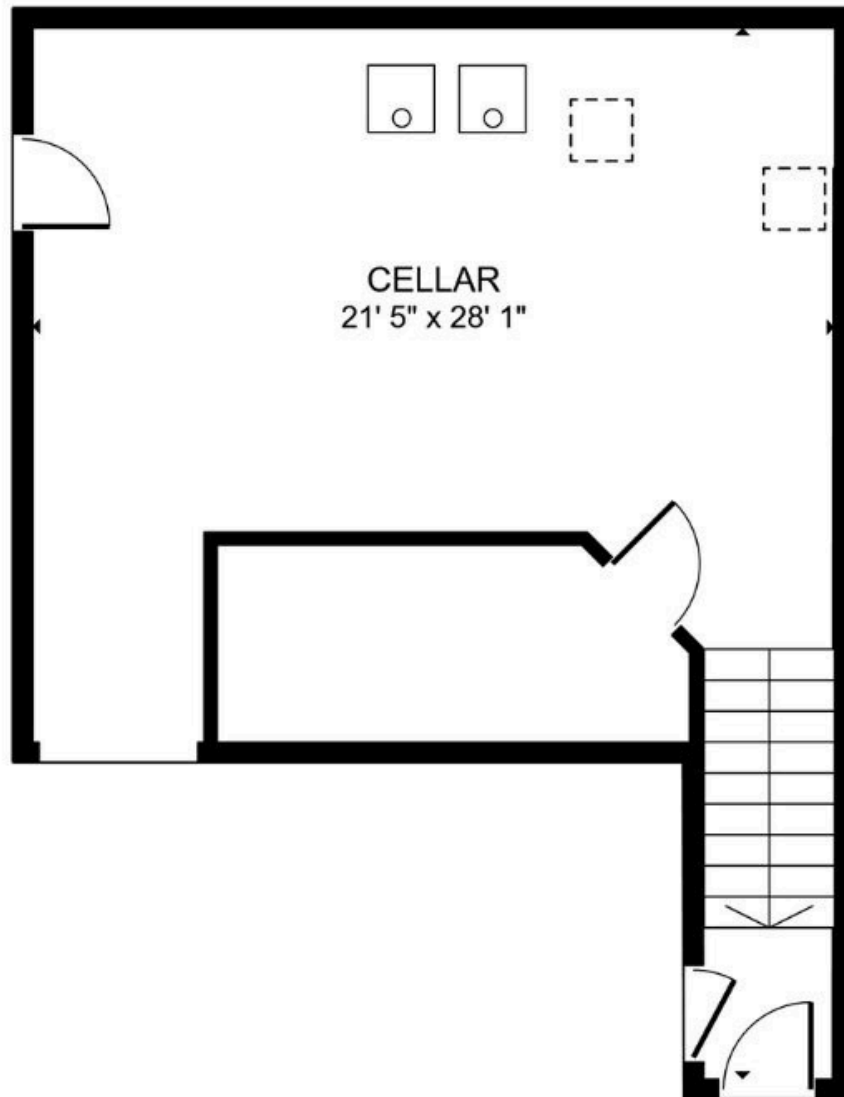
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Lower Level

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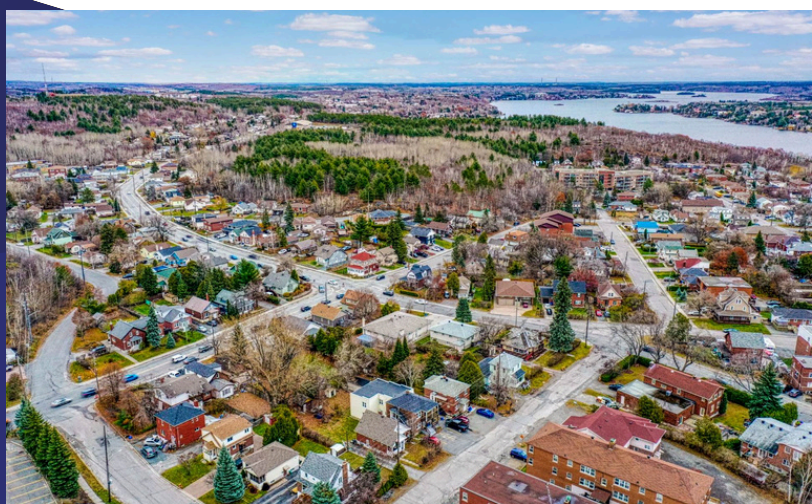
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About the Area



A short walk to Downtown Sudbury, tenants can enjoy local shops, restaurants, the Sudbury Community Arena (Event Centre), the City Market, Sudbury Theatre Centre, fitness centers and much more.



Downtown also has many major employers and Laurentian University's McEwen School of Architecture.



Quick access to nature trails, Bell Park, and the Junction Creek waterway park.



Adjacent to a city transit route, with two bus stop located minutes away. Access to 3 post-secondary institutions via transit.



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Meet your Team

Discover the Professionals Behind Your Success



Chris Tammi
Director & Broker of Record



Christine Rochon
Operations Manager



Geoff McCausland
Development & Project Manager



Justin Muzzatti
Sales Representative



Craig Grillanda
Sales Representative



Jim Gainer
Broker



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