

NEW LISTING: 2870 Colonial Rd Sarsfield Ontario



THE LOT DETAILS

\$624,900

5-PLEX FOR SALE!

Tremendous potential for real estate investors

Don't let this opportunity slip away

Schedule a viewing now and seize the potential that awaits

Sarsfield, Ontario.

AMAZING
INVESTMENT



Welcome to an exceptional investment opportunity that you won't want to miss!

This 5-plex offers tremendous potential for real estate investors with multiple units currently renting below market value, this property presents an exciting chance to increase returns & maximize profitability. Situated minutes to Orleans & Navan, this 5-plex boasts 3 two-bedroom apartments and 2 one-bedroom apartments and with a consistently full occupancy rate, ensuring a steady stream of rental income for savvy investors. Each apartment offers its own parking and outdoor storage, enhancing the overall appeal for potential renters. 4 individual electrical meters for convenience and control. The landlord currently covers electricity for the common areas and apartments 4 and 5. This is your chance to capitalize on a promising real estate investment that promises consistent returns and long-term growth. Don't let this opportunity slip away - schedule a viewing now and seize the potential that awaits at this 5-plex!

AERIAL VIEW





RENT ROLL

- Apartment 1** - 2-bedroom, 1 bath, currently rented at \$857.30 - Plus hydro
- Apartment 2** - 2-bedroom, 1 bath, currently rented at \$758.55 - Plus hydro
- Apartment 3** - 2-bedroom, 1 bath, currently rented at \$1600 - Including utilities
- Apartment 4** - 1-bedroom, 1 bath, currently rented at \$847.84 - Including utilities
- Apartment 5** - 1-bedroom, 1 bath, currently rented at \$745.93 - Including utilities

Income:

Rental Income	\$57,720.00
Laundry Income	\$-
Parking Income	\$-

Total Income: \$57,720.00

Expenses:

Property Taxes	\$3,900.00
Insurance	\$6,347.00
Hydro	\$4,320.00
Water Treatment Maintenance	\$1,200.00
Snow Clearing	\$2,000.00

Note:

Utilities are paid by the tenants except hydro for units 3, 4 & 5

Total Expenses: \$17,767.00

Net Operating Income: \$39,953.00

Edmundo Roa

Salesperson

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