

Oxford

Great investment. 72000\$ yearly revenues with potential for more. The building is well maintained. Nice interiors. The other side of the road is a huge park. Close to public transportation and amenities. Back yard of 1036 Oxford boasts a full outdoor kitchen mature fruit trees renovated unistone patio.

Sellers deceration:

- Building sold without legal warranty at risk and peril to the purchaser
 - Primary lighting circuits may be knob and tube wire
 - 1032 Oxford thermopump needs maintenance
 - Roof top access and deck was built without permits
 - Structural modification done without permits or engineering drawings.
 - Foundation is stone and rubble type
 - Hot water tanks are older than 10 years and are rented (can be replaced by owner request of the rental company)
 - Primary drain is cast iron
 - Exterior entrance to basement is wood on a concreet block foundation.
 - Fumigation for insects was performed on unit 1034
- October 2025
- Roof membrane modified as part of addition of roof access.
 - Sliding patio doors x2 on back of building where installed without permits
 - 1034 Oxford does not have a dishwasher machine but has a place for it

-1032 Oxford only has a large shower no bath.

Exclusions:

- All tools and materials in the basement (will be removed upon sale of the property)
- All personal items of the tenant's
- Exterior kiln and the GFCI breaker for it.
- 1036, 1032, Oxford toilet seats.
- 1036 Oxford, couches, seats, projector, projection screen, art, plants, chest of drawers
- 1032 Oxford couch, queen mattress, TV, bean bags seats, art, chest of drawers, cooking utensils, pots and pans, musical equipments
- 1036 dish washer
- 1032 Oxford washer and dryer.

Inclusions:

- 1036 and 1034 Oxford, 2 sets of washers dryers for apartments.
- 3 stoves
- 3 fridges
- All lighting fixtures including ceiling fans
- 1032 Oxford Murphy bed
- 1034 Oxford Ikea closet