



REAL ESTATE  
BROKERAGE

COMMERCIAL  
REAL ESTATE

MULTI  
FAMILY



FOR SALE

Great  
Opportunity!

98-102 MILL STREET, ALMONTE, ON  
ASKING \$975,000



**Exclusive Listing Agent**

Dave McGahan

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Sales Representative

www.clvrealty.com



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**CLV REALTY CORPORATION**  
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485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2

**613-728-2000 X 231**  
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MULTI-FAMILY

## Property Address

Address: 98-102 Mill Street, Almonte, Ontario, K0A 1A0

## Property Description

**Great Opportunity!** to buy this mixed use commercial and residential use building. Above grade building area of approximately 9,837 square feet and possesses a full basement which is unfinished. The building is 3 stories comprising of two ground floor retail bays and seven apartment units. The building is in good condition and built in 1900's.

Suite Mix	Qty
Commercial units (850 sq.ft. & 1,800 sq.ft.)	2
1 Bedroom	6
2 Bedroom	1
<b>Number of Units</b>	<b>9</b>

## Property Evaluation

Revenue	Monthly	Annual
Rental Income (Commercial & Residential)	\$8,819.00	\$105,828.00

**Gross Revenues** **\$105,828.00**

Vacancy 3% **\$3,000.00**

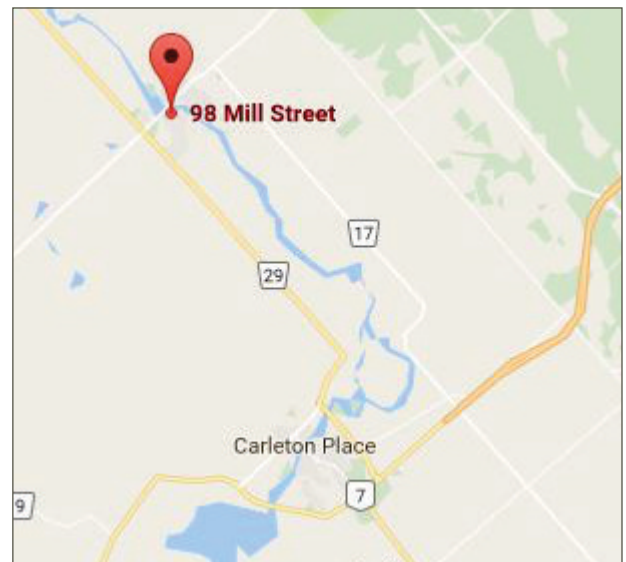
**Net Revenue** **\$102,828.00**

### Expenses

Realty Taxes	\$14,756.00
Insurance	\$6,228.00
Repairs/ Maintenance (\$650/unit)	\$5,850.00
Property Management	\$4,895.00
Water	\$3,558.00
Heat	\$4,673.00
Hydro	\$1,647.00

**Total Expenses** **\$41,607.00**

**Net Operating Income** **\$61,221.00**



## PROPERTY HIGHLIGHTS

- Many upgrades
- Main Street in Almonte
- 2 Commercial Units
- 7 Residential Units
- Plenty of parking!
- Center of Downtown Almonte
- Zoning: C2 Downtown Commercial
- Lot Size: 49.7 ft 137.0 ft
- Fully Occupied!

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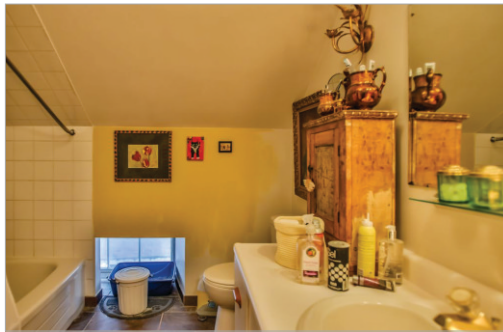
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## PHOTOS



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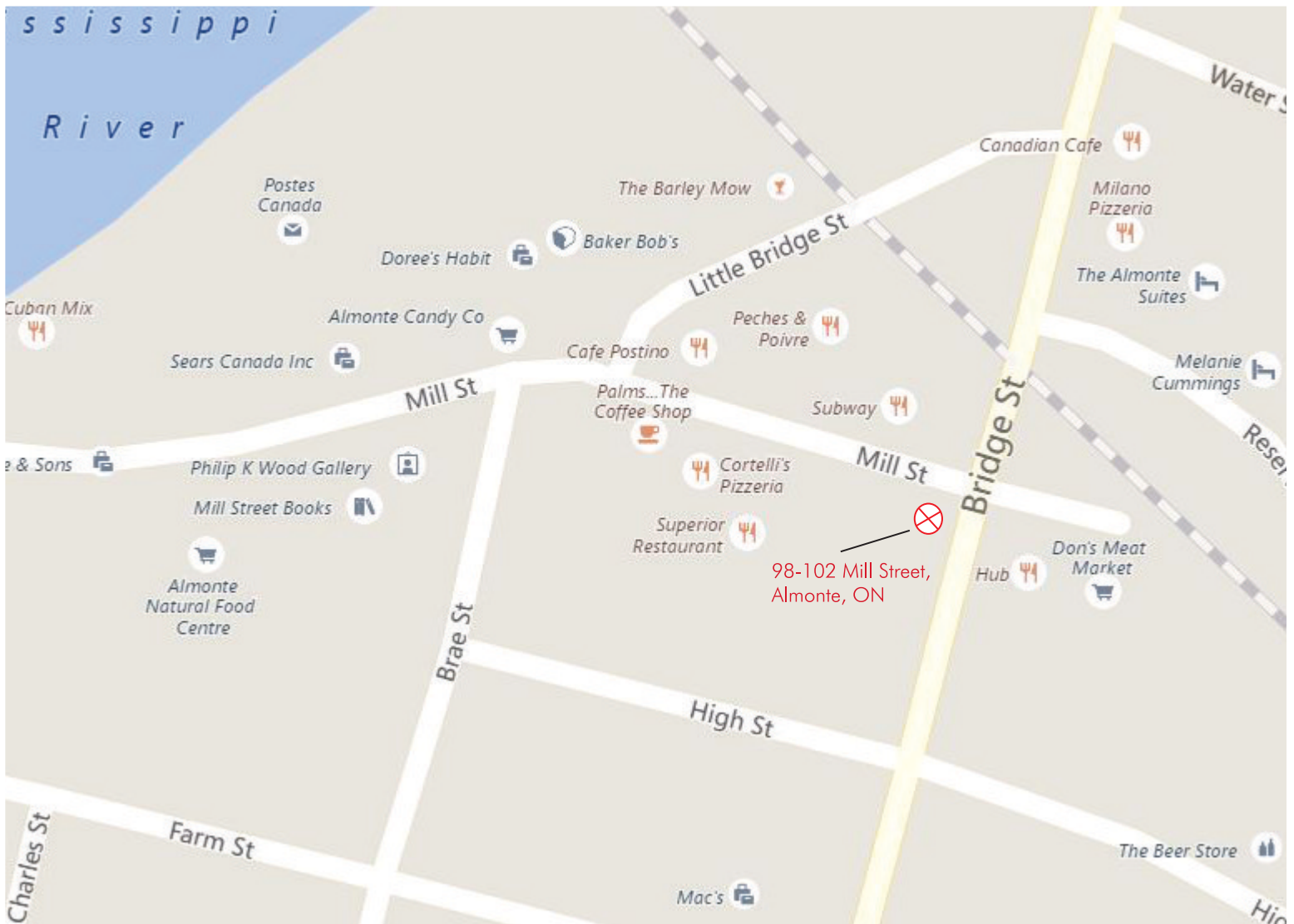
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## FURTHER PROPERTY INFORMATION

- Two long standing retail tenants!
- Each apartment includes a fridge, stove, washer and dryer.
- There are 10 hydro meters and 9 owned hot water tanks.
- The Building is full of character and charm.
- Excellent Investment Opportunity!



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