



REAL ESTATE
BROKERAGE

MULTI-
FAMILY

FOR SALE



*NEWLY BUILT! Live in one luxurious unit and collect \$3,300
a month from your tenants!*



212 Gladu Street, Ottawa, ON

Exclusive Listing Agent

Dave McGahan

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Sales Representative

www.clvrealty.com



613-604-0610

www.clvrealty.com

Information furnished regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



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212 Gladu Street, Ottawa, ON

Multi-Family

Property Summary

Address: 212 Gladu Street, Vanier, ON K1L 6N4

Property Description

Newly Built legal 3 unit with top quality construction and design.

Suite Mix	Qty
3 Bedroom	3
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Number of Units	3

Property Evaluation

Revenue	Monthly	Annual
Rental Income		\$4,900.00
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Gross Revenues		\$58,800.00
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Net Revenue		\$58,800.00
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Expenses		
Realty Taxes		\$6,500.00
Insurance		\$2,500.00
Water		\$2,000.00
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Total Expenses		\$11,000.00
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Net Operating Income		\$47,800.00
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Variables		

All Expenses are approximate. Seller to confirm all amounts.

HIGHLIGHTS

- Asking \$ 969,000
- Newly Built Triplex - 3 bedroom units and 2 full baths
- 5 appliances in each unit, own a/c unit & furnace
- Lot size 43.4' x 99'
- Very Low Maintenance and expenses
- Owner pays water and taxes only
- Fire Retrofitted
- 10 year warranty for roof, HWT, furnace will be transferred to new owner.
- Lots of Parking
- High-end finishes
- Hardwood Floors
- Perfect to owner occupy!



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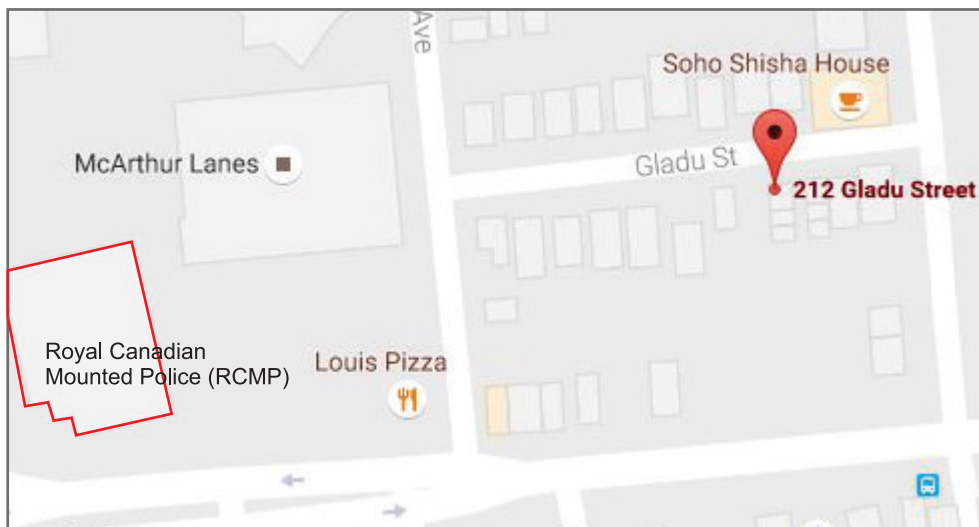
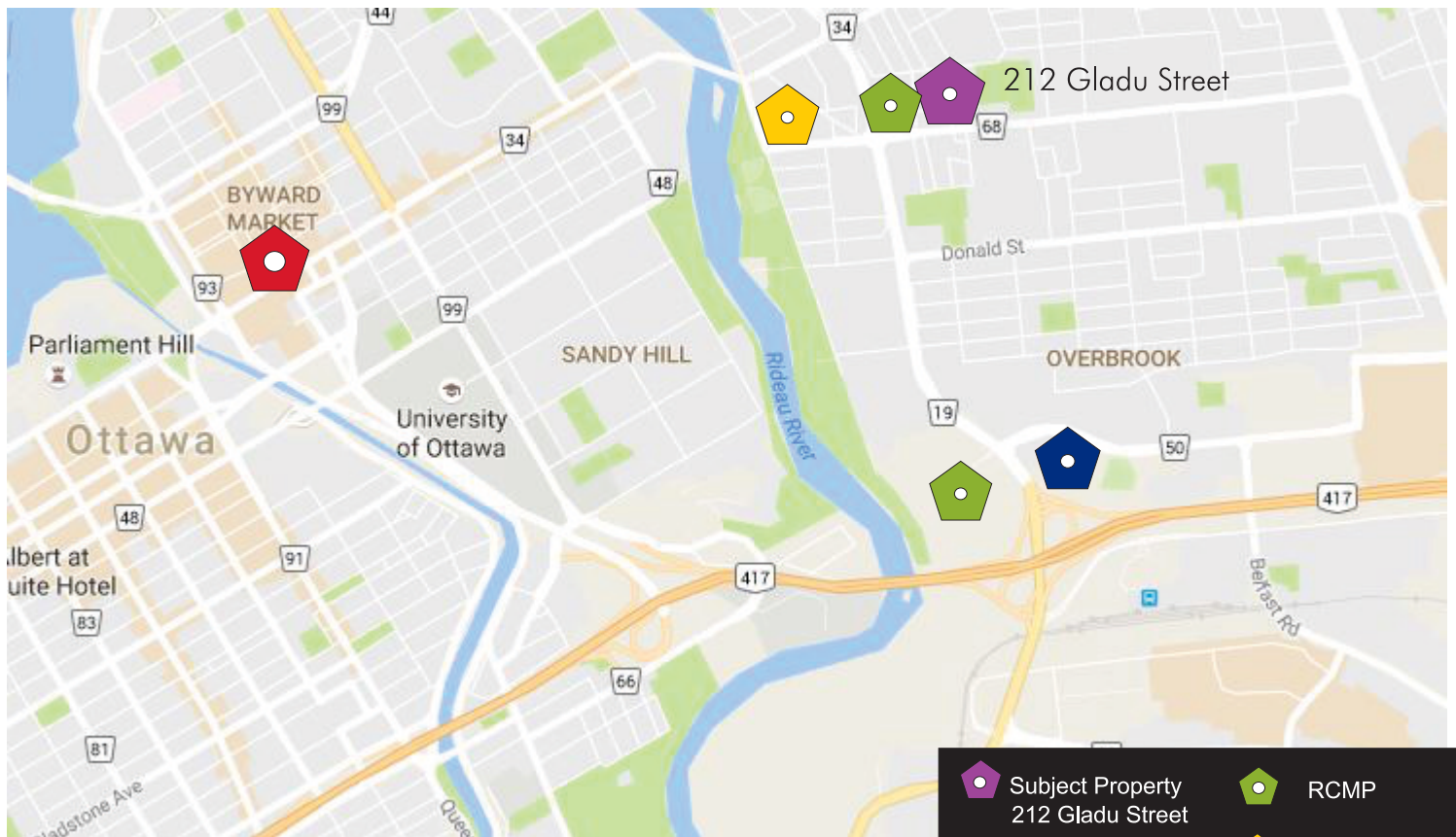
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