



REAL ESTATE
BROKERAGE

COMMERCIAL
REAL ESTATE

MULTI
FAMILY

FOR SALE



61-63 MILL STREET, ALMONTE, ON
ASKING \$950,000



Exclusive Listing Agent

Dave McGahan

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Sales Representative

www.clvrealty.com



613-604-0610

CLV REALTY CORPORATION
Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

613-728-2000 X 231
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Property Address

Address: 61-63 Mill Street, Almonte, ON

Property Description

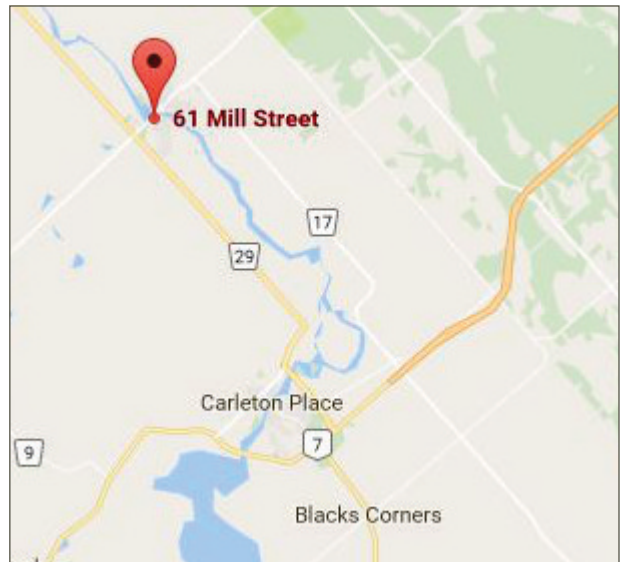
Built in 1870 apx. 7 residential and 2 commercial units, 3 storey apartment building is in great condition! Interior and exterior have been renovated and upgraded. The property possesses an above grade area of approx. 8,270 square feet and a full unfinished basement. Conveniently located in the heart of Almonte surrounded by boutiques, banks, restaurants and more! 5 uncovered parking spaces. Site area of 7,523 square feet, having approximately 60 feet of frontage along the north side of Mill Street.



Suite Mix	Qty
1 Bedroom	4
2 Bedroom	2
3 bedroom	1
Commercial Units	2
Number of Units	9

Property Evaluation

Revenue	Monthly	Annual
Rental Income	\$8,113.00	\$97,356.00
Laundry		\$1,332.00
Gross Revenues		\$98,688.00
Vacancy 5%		\$4,600.00
Net Revenue		\$94,088.00
Expenses		
Property Tax		\$10,890.00
Insurance		\$3,822.00
Property Management		\$4,631.00
Repairs and Maintenance (\$650/ unit)		\$5,850.00
Heat		\$3,135.00
Hydro		\$3,788.00
Water		\$2,963.00
Total Expenses		\$35,079.00
Net Operating Income		\$59,009.00



PROPERTY HIGHLIGHTS

- Renovated and Upgraded!
- Great location in the center of Almonte!!!
- 2 Long term commercial tenants!
- 7 Residential Units
- Plenty of on-site parking!
- Gas fired forced air furnaces & electric baseboard heater
- Stone Foundation, brick and wood frame construction, exterior is brick and siding
- Zoning: C2 Downtown Commercial
- Fully occupied!

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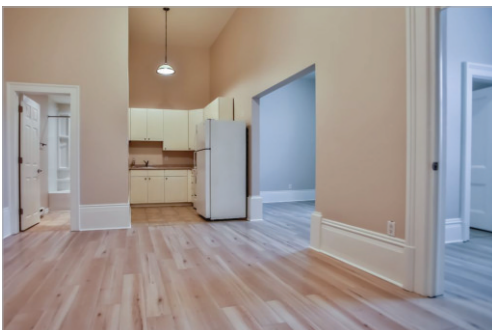
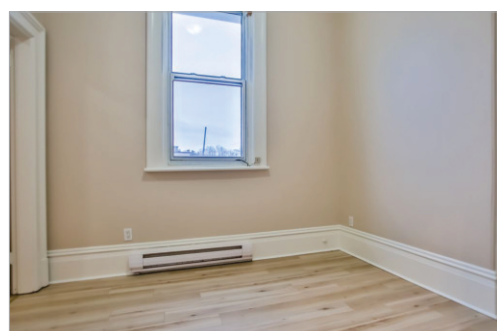
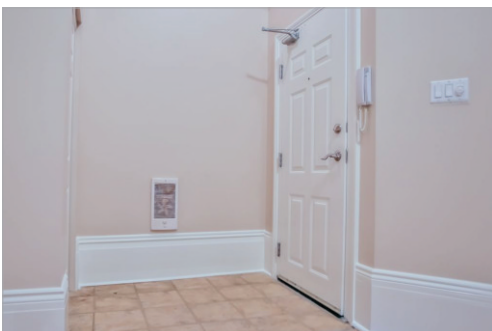
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PHOTOS



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FURTHER PROPERTY INFORMATION

- Owned coin-operated washer/dryer is on the 3rd floor.
- Interior finishes comprise of painted plaster/drywall walls and ceiling, with mixed flooring.
- The Building possesses an attached single storey storage shed.
- Room to increase rents! This is a great investment opportunity!!



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