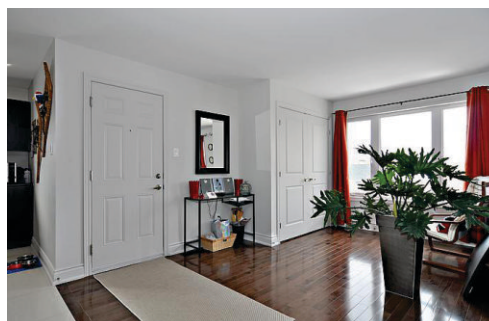




**REAL ESTATE
BROKERAGE**

MULTI
FAMILY

FOR SALE



1288 Trenton Avenue, Ottawa, ON

Prime Investment Opportunity!!

5 Units

NOW Asking \$1,149,000

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REAL ESTATE BROKERAGE

1288 Trenton Avenue, Ottawa, ON
Multi Family

1288 Trenton Avenue

Property Summary

Address: 1288 Trenton Ave, Ottawa, ON K1Z 8K2

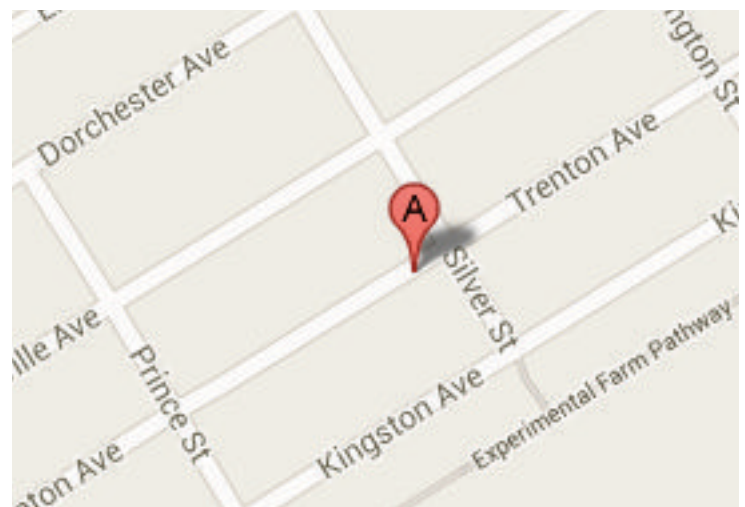
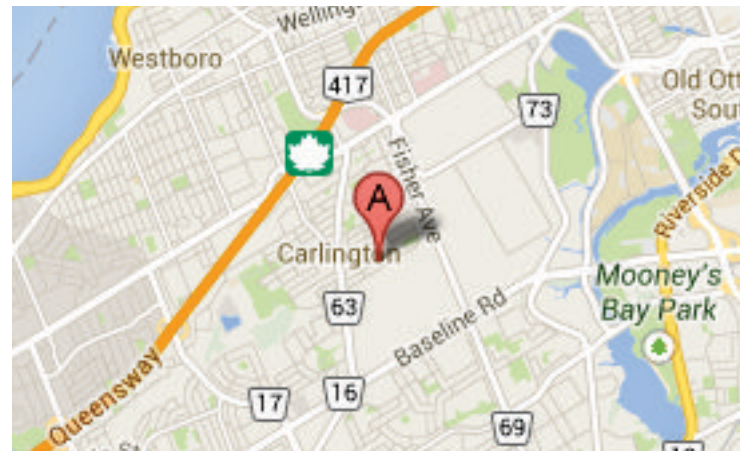
Number of Units **5**

Unit Mix

Apt.1	3 bedroom
Apt.2	3 bedroom
Apt.3	3 Bedroom
Apt.4	1 Bedroom
Apt.5	1 Bedroom

Property Evaluation

Revenue	Monthly	Annual
Rental Income	\$6,150.00	\$73,800.00
Net Revenue		\$73,800.00
Expenses 2016		
Realty Taxes		\$10,554.00
Insurance		\$3,358.00
Utilities		\$4,104.00
Total Expenses		\$18,016.00
Net Operating Income		\$55,784.00



HIGHLIGHTS

- Newer- Built in 2012
- Large Lot (50.0 F x 100.0 F)
- Stone/ Stucco exterior
- 5 Large units with top of the line finishings
- 3 Three bedroom units and 2 one-bedroom units
- Tenants pay own heat and hydro
- Air conditioning & Furnace in each unit
- 5 Stainless Steel Appliances in each unit
- Fully occupied!
- 3 legal units plus 2 accessor units

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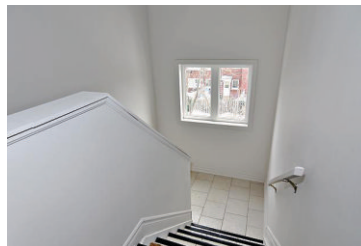
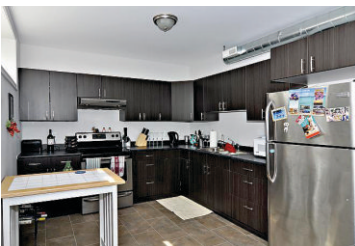
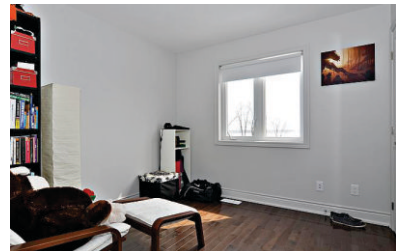
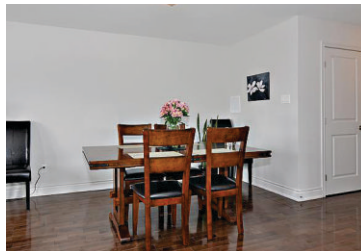
REAL ESTATE BROKERAGE

1288 Trenton Avenue, Ottawa, ON
Multi Family

Location: Nepean, Carlington
Lot Size: 50.00 Feet x 100.00 Feet
Taxes: \$10,554.00 (2016)
Zoning: R4N - Residential Forth Density Zone
Legal Description: PT LT 68, PL 294, AS IN Ns271045; S/T CR340014 OTTAWA/NEPEAN
Possession: TBD
Apx. Age of Building: Built in 2012
Exterior walls: Stucco/ Stone
Roof: Flat Roof
Parking: In front of building and behind building 6 spaces
Heating: Forced, Natural Gas, A/C
Chattels: 5 Fridges, 5 Stoves, 5 Dishwashers, 5 Washers, 5 Dryers (All stainless steel)

Property Description:

Newer 5 unit, building in Carlington, walking distance to shopping, transit etc! 3- three bedroom, 2 bathroom units and 2- one bedroom, 2 bathroom units, All units have 5 stainless steel appliances, laundry, air conditioning and its own furnace. Parking in front and back of building! Tenants pay own heat and hydro. Great investment opportunity!

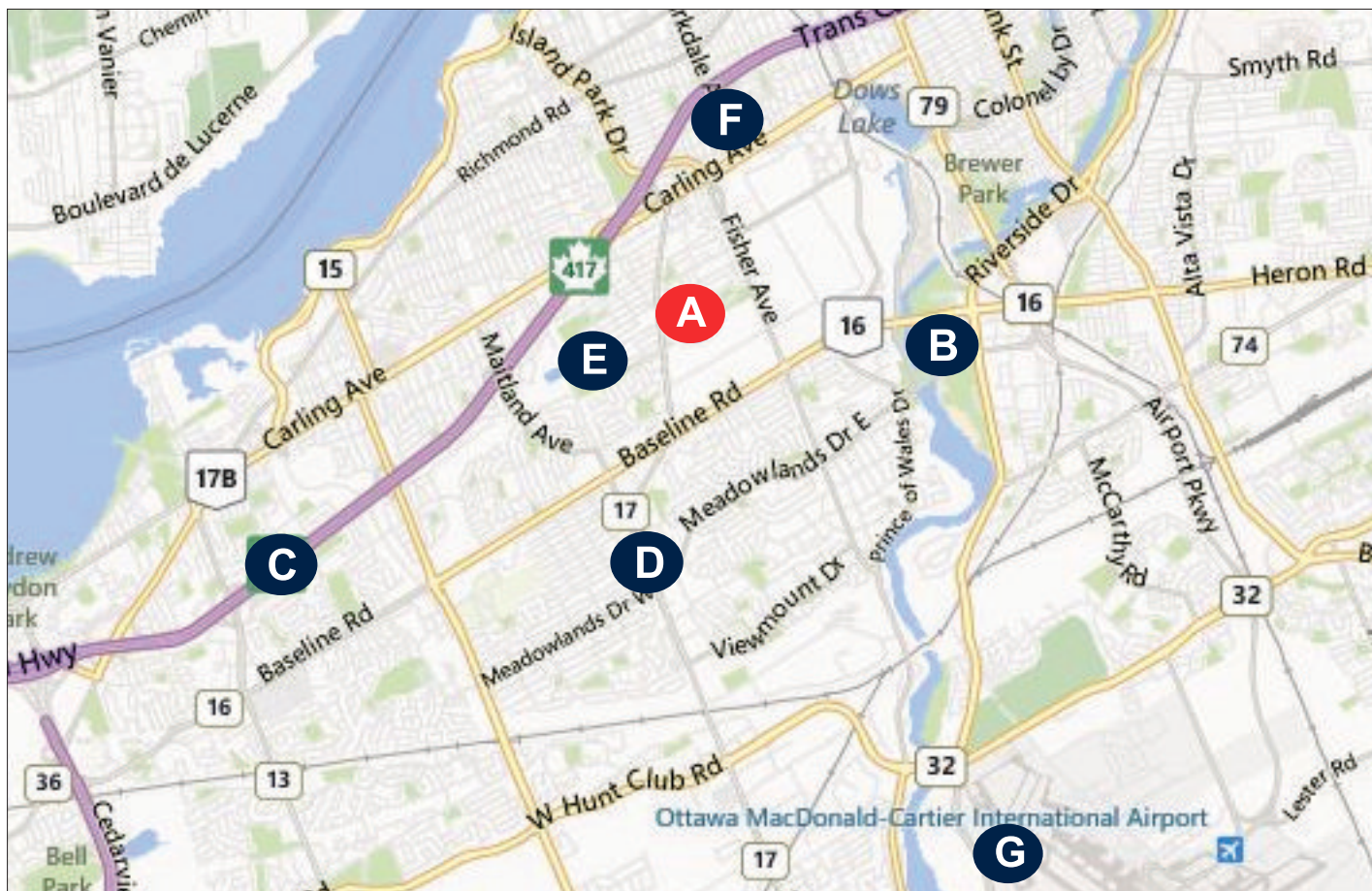


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Area Map



- A. Subject Property
- 1288 Trenton Avenue, Nepean
- B. Hog's back, Mooney's bay
- C. 417 Queensway
- D. Merivale Road
- E. Carlington Park
- F. Civic Hospital
- G. Ottawa Airport