



ERIC MANHERZ

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801



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51 SPRUCE STREET, Ottawa K1R 6N8

ML#: 1094107

New Listing!



Status: **Active**
 Dist/Neigh: 4204- West Centre Town
 Munic: West Centre Town - Lebreton
 Neigh Name: West Centre Town - Lebreton
 Lot Size: 31.95 ' x 98.88 '
 Zoning: Residential R4
 Zoning Desc: Residential R4
 Legal: PT LTS 69 & 70, PL 13 , AS IN NS12341 ; OTTAWA/NEPEAN

List Price: \$590,000
 Type: Triplex
 Fronting: North
 # Acres:

Directions/Remarks

Directions: Somerset north on Rochester, west on Spruce - on block between Preston and Rochester

Public Remarks: Great opportunity to own an investment property within walking distance of two light rail stations. Four Hydro metres, four gas meters, 3 HWT, 1 Bachelor, 1 One Bed 1 Two Bed, two laundry hookups, rear access to the basement new Roof 2013 for shingles part, 2014 flat part, newer windows. Complete vacant ready for your mods and to set your own rents, Property being sold as is - offers welcome after 11am March 2nd, 48 hour irrev, must have schedule B attached.

Property Information

Use:	Year Built:	1910/Approx	#Stories:	3	#Gar:	
Fire Retrofit:	No	Fire Protection:	# FP:		#Cover:	0
Parking Desc:	Surfaced				Total Park:	1
Heat Desc:	Forced Air	Heat Fuel:	Natural Gas	Water Supply:	Municipal	
Air Conditioning:	None			Sewer:	Sewer Connected	
#Hyd Meters:	4					
Tenant Pays:	Electricity, Gas					
Exterior Finish:	Brick, Siding			Construction:	Frame	
Foundation:	Block, Stone			Roof:		
Basement Desc:	Full			Basement Dev:	Unfinished	
Floor Coverings:	Carpet Wall To Wall, Hardwood, Linoleum	Feat/Equip Incl:				
#Dishwashers:		#Stoves:	3	#Fridges:	3	#Wash/Dry:
Site Influences:	Balcony					
Neigh Influences:	Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby					
Exclusions:						
Rental Equip:	None					
Restrictions:						
Assistive Feat:						

Current Monthly Income

#Bachelor Units:	1	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	1	1 Bed Units/Mth:		#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	1	2 Bed Units/Mth:		#Office Units:		Other Inc:	
#3 Bedrm Units:	0	3 Bed Units/Mth:		#Total Units:	3	Total \$/Mo:	0
#Townhouses:	0	Twnhs Prc/Mth:				Rnt Roll Avl:	

Annual Operating Expenses

Management:	\$0	Supply:	\$0	Ann Rent Inc:	\$0	Vac Loss:	\$0
Prop Taxes:	\$6,240	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$6,240
Insurance:	\$0	Security:	\$0	Laund/Oth Inc:	\$0	NOI:	
Water/Sewage:	\$0	Lawn/Snow:	\$0	Total Income:	\$0	ADS:	\$0
Heat:	\$0	Elevators:		GOI:	\$0	Cash Flow:	-\$6,240
Hydro:	\$0	Maintenance:	\$0	Vacancy %:		Audit Stat:	
Other:	\$0	Tot Op Exp %:		Manage %:			

Other Information

Taxes/Yr: \$6,240.00/2018 Assmt/Yr: Survey/Yr:
 Lease: Other (See Remarks) #Vacant Units: 3
 Multimedia URL: <https://youtu.be/1YEtb9PqAc>
 Alt Feature Sheet: <http://www.ericmanherz.com/west-centre-town-detached-triplex-51-spruce-street-ottawa/>
 Addl Images URL: <http://www.ericmanherz.com/pics/51SpruceG/>

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information