ERIC MANHERZ

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801

ROYAL LEPAGE Performance Realty

Brokerage, Independently Owned and Operated

2019-10-03 **4 PRINCE ALBERT STREET, Ottawa K1K 2A4** ML#: **1171447**

New Listing!

Status:	**Active**	List Price:	**$739,900**
Dist/Neigh:	**3501- Overbrook**	Type:	**Triplex**
Munic:	**Ottawa**	Fronting:	**North**
Neigh Name:	**Overbrook**	# Acres:	
Lot Size:	**45.01 ' x 94.4 '** **Irregular**		
Zoning:			
Zoning Desc:	**R3M/R3H**		

Legal: **LTS 182 & 183, PL 318 , EXCEPT PT OF LT 183 AS IN N578094 ; OTTAWA/GLOUCESTER**

Directions/Remarks

Directions: **North River Road south to east on Prince Albert.**

Public Remarks: **Superb investment purpose-built triplex in amazing location. Short walk to two LRT stations, double garage, two large 2 bed units, 1 large one bed all w dining rooms, hardwood/ceramic floors, updated, mostly new windows, new boiler Oct 2015, 2 garage and 1 covered parking +, 2 doors from River front park, trails, close to amenities and walking bridge to Sandy Hill, Showings only: Oct 4 1-3pm, Oct 5 2-4pm, Oct 10 1-3pm. Offers to be dealt with Oct 11 @1pm.**

Property Information

Use:		Year Built:	**1950/Approx**	#Stories:	**2**	#Gar:	**2**
Fire Retrofit:	**Yes**	Fire Protection:		# FP:		#Cover:	**1**
Parking Desc:	**2 Garage Detached**					Total Park:	**3**
Heat Desc:	**Hot Water**	Heat Fuel:	**Natural Gas**	Water Supply:	**Municipal**		
Air Conditioning:	**None**			Sewer:	**Sewer Connected**		
#Hyd Meters:	**4**						
Tenant Pays:	**Electricity**						
Exterior Finish:	**Brick**			Construction:			
Foundation:				Roof:	**Tar & Gravel**		
Basement Desc:	**Common, Full**			Basement Dev:	**Partly Finished**		
Floor Coverings:	**Hardwood, Tile**	Feat/Equip Incl:					
#Dishwashers:		#Stoves:	**3**	#Fridges:	**3**	#Wash/Dry:	**1**
Site Influences:							
Neigh Influences:	**Public Transit Nearby, Shopping Nearby, Water Nearby**						
Exclusions:	**tenants belongings**						
Rental Equip:	**Hot water tank**						
Restrictions:							
Assistive Feat:							

Current Monthly Income

#Bachelor Units:	**0**	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	**1**	1 Bed Units/Mth:	**$975**	#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	**2**	2 Bed Units/Mth:	**$2,887**	#Office Units:		Other Inc:	
#3 Bedrm Units:	**0**	3 Bed Units/Mth:		#Total Units:	**3**	Total $/Mo:	**3,862**
#Townhouses:	**0**	Twnhs Prc/Mth:				Rnt Roll Avl:	**Yes**

Annual Operating Expenses

Management:	**$0**	Supply:	**$0**	Ann Rent Inc:	**$46,344**	Vac Loss:	**$0**
Prop Taxes:	**$5,720**	Garbage:	**$0**	Parking Inc:	**$1,320**	TOE:	**$13,586**
Insurance:	**$3,021**	Security:	**$0**	Laund/Oth Inc:	**$2,000**	NOI:	
Water/Sewage:	**$2,100**	Lawn/Snow:	**$0**	Total Income:	**$46,344**	ADS:	**$0**
Heat:	**$1,845**	Elevators:		GOI:	**$49,664**	Cash Flow:	**$36,078**
Hydro:	**$900**	Maintenance:	**$0**	Vacancy %:	**0.00**	Audit Stat:	
Other:	**$0**	Tot Op Exp %:	**30.01**	Manage %:			

Other Information

Taxes/Yr:	**$5,720.00/2019**	Assmt/Yr:	Survey/Yr:
Lease:	**Other (See Remarks)**		#Vacant Units:
Multimedia URL:	**https://youtu.be/0NV5fT24IP0**		
Alt Feature Sheet:	**https://www.ericmanherz.com/purpose-built-central-ottawa-all-brick-triplex-4-prince-albert-street-overbrook-near-lrt/**		
Addl Images URL:	**https://www.ericmanherz.com/pics/4PrinceAlbertG/**		

Office Information

List Office #1: **ROYAL LEPAGE PERFORMANCE REALTY, Brokerage**

Conditional/Sold/Other Information

FD:		PR:	CD:
DOM:	**1**	SD:	SP:
SRD:			

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