



ERIC MANHERZ

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965 MARGUERITE AVENUE, Ottawa K1K 3T9

ML#: 1125529

New Listing!



Status: **Active**
 Dist/Neigh: 3501- Overbrook
 Munic: Overbrook
 Neigh Name: Overbrook
 Lot Size: 48.75 ' x 100 '
 Zoning: Residential
 Zoning Desc: Residential
 Legal: LT 45, PL 453 ; VANIER/GLOUCESTER

List Price: \$525,000
 Type: Triplex
 Fronting: East
 # Acres:

Next OH: Open House is Public: Sun Sep 16, 2:00PM-4:00PM

Directions/Remarks

Directions: Vanier Parkway N of 417 west or left on Donald, right on Marguerite or From Vanier Parkway, turn west on Donald and right on Marguerite

Public Remarks: Investment Opportunity in a Superb Location - Large all-brick purpose-built triplex, upper two floors are each 3 bedroom with full bath, large living/dining area and eat-in kitchen, lower lever is two bedroom, with full bath, eat-in kitchen and large living dining room. Bright spaces all - with hardwood floors. Mostly cosmetic work required to end up with very good investment. New high tech boiler 2016, 25 year shingles roof installed in 2004, 4 hydro meters, 3 gas hot water tanks, paved drive to four marked parking spots in rear! large 48x100 lot. Come touch it up, paint and set the rents! Steps to the Rideau river, amenities, and foot bridge to Sandy Hill, excellent sought after area! Taxes estimated. Sold as is, where-is, offers presented September 17th 11am, 48 hour irrevocable, schedule B must be attached to all offers. Open House Sun September 16th 2-4PM

Property Information

Use:	Year Built:	1957/Approx	#Stories:	2	#Gar:	0
Fire Retrofit:	Fire Protection:		# FP:		#Cover:	0
Parking Desc:	Surfaced				Total Park:	4
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:		
Basement Desc:	Full			Basement Dev:	Fully Finished	
Floor Coverings:	Hardwood, Laminate, Linoleum	Feat/Equip Incl:				
#Dishwashers:		#Stoves:	2	#Fridges:	2	#Wash/Dry:
Site Influences:						
Neigh Influences:						
Exclusions:						
Rental Equip:						
Restrictions:						
Assistive Feat:						

Current Monthly Income

#Bachelor Units:	0	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	0	1 Bed Units/Mth:		#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	1	2 Bed Units/Mth:		#Office Units:		Other Inc:	
#3 Bedrm Units:	2	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:	\$4,322	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$4,322
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:	-\$4,322
Hydro:	\$0	Maintenance:	\$0	Vacancy %:		Audit Stat:	
Other:	\$0	Tot Op Exp %:		Manage %:			

Other Information

Taxes/Yr:	\$4,322.00/2018	Assmt/Yr:		Survey/Yr:	
Lease:	Other (See Remarks)			#Vacant Units:	
Multimedia URL:	https://youtu.be/VBGq1bsCDsE				
Alt Feature Sheet:	http://www.ericmanherz.com/set-your-own-rents-in-this-purpose-built-all-brick-triplex-965-marguerite-				