



INVESTMENT PROPERTY

55 IVY CRESCENT OTTAWA ON,

"Great investment opportunity! This triplex + studio features two two-bedroom apartments and one one-bedroom apartment, with recent updates including foundation waterproofing (2015), new flooring in units 1 and 2 (2018), hot water tanks replaced (2019), workshop/garage roof replaced (2019), and back exterior stairs restructured (2019). Additionally, it includes a detached garage in an excellent location."

SIZE 3,594 SF

3 APARTMENTS + STUDIO

1 GARAGE DETACHED & WORKSHOP



TRIPLEX

APARTMENT DETAILS

UNIT # 1 (MAIN FLOOR)

ROOM	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none"> LIVING ROOM KITCHEN 	<ul style="list-style-type: none"> 11'8" x 15'3" 12'10" x 11'0" 	<ul style="list-style-type: none"> Hardwood Floor Vinyl Tile, Painted Wood Cabinet, Overhead track Lighting, Single Sink.
<ul style="list-style-type: none"> BEDROOM BATHROOM (4PC) UTILITY 	<ul style="list-style-type: none"> 12'10" x 10'11" 4'11" x 7'1" 8'8" x 11'0" 	<ul style="list-style-type: none"> Hardwood floor, 2 x Single Closet, Overhead track Lighting Tub/Shower, Vanity Wall Mirror, Bar Light, Vinyl Tile Floor Hardwood floor

UNIT # 2 (2ND FLOOR + STUDIO)

ROOM	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none"> LIVING ROOM KITCHEN/DINING 	<ul style="list-style-type: none"> 12'2" x 15'8" 13'0" x 11'4" 	<ul style="list-style-type: none"> Hardwood Floor Vinyl Tile, Painted Wood Cabinetry, Ceiling Fan with Integrated Light, Single Sink.
<ul style="list-style-type: none"> BEDROOM BATHROOM (4PC) BEDROOM 	<ul style="list-style-type: none"> 11'5" x 11'4" 4'11" x 7'4" 11'4" x 11'4" 	<ul style="list-style-type: none"> Hardwood floor, 2 x Single Closet, Fan with Light Tub/Shower, Vanity Wall Mirror, Bar Light, Vinyl Tile Floor Hardwood floor, Single Closet, Ceiling Fan with Light, Door to Rear Deck and stairs.

UNIT # 3

ROOM	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none"> LIVING ROOM KITCHEN/DINING 	<ul style="list-style-type: none"> 12'2" x 15'9" 13'0" x 11'4" 	<ul style="list-style-type: none"> Hardwood Floor Ceramic Tile Floor, Modern Kitchen w "Shaker" Style, Cabinetry, Overhead Light, Single Sink., Eat-in Area
<ul style="list-style-type: none"> BEDROOM BATHROOM (4PC) PRIMARY BEDROOM DEN/LAUNDRY ATRIUM 	<ul style="list-style-type: none"> 11'3" x 11'5" 4'11" x 7'4" 11'4" x 11'5" 6'0" x 7'7" 	<ul style="list-style-type: none"> Hardwood floor, Single Closet, Fan with Light Tub/Shower, Vanity Wall Mirror, Bar Light, Tile Floor Hardwood floor, 2 x Single Closet, Ceiling Fan with Light Hardwood Floor, Door to Rear Atrium

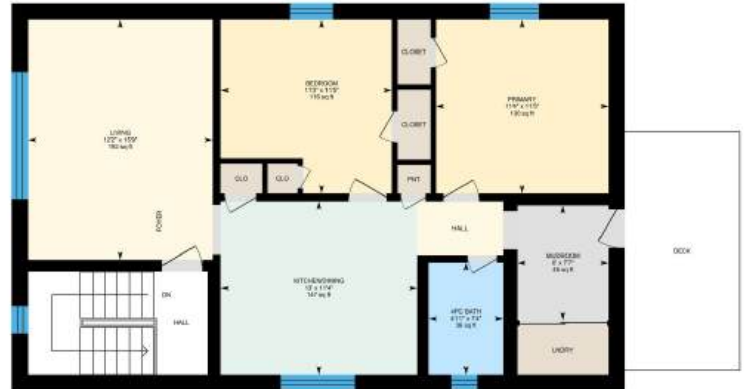


FLOOR PLANS

1st Floor Exterior Area 873.61 sq ft
Interior Area 735.07 sq ft
Excluded Area 144.82 sq ft



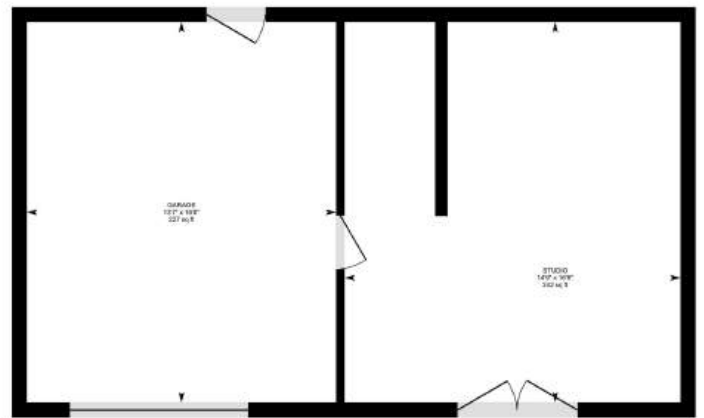
2nd Floor Exterior Area 948.77 sq ft
Interior Area 811.85 sq ft
Excluded Area 80.05 sq ft



Basement Unit (Below Grade) Exterior Area 749.55 sq ft
Interior Area 612.95 sq ft
Excluded Area 239.15 sq ft



Studio Exterior Area 36.42 sq ft
Excluded Area 503.88 sq ft



DETAILS

LEGAL DESCRIPTION: PT LTS 35 & 36, PL 68 , AS IN N724810;OTTAWA/GLOUCESTER

PIN: 042210129

LOT SIZE: 35.00 ft x 100.00 ft

HEATING: Hot Water | Natural Gas

COOLING: Window Unit

PARKING: Single Car Garage Detached

STUDIO: Finished space for workshop/media area/artist studio

BASEMENT: Fully Finished

INCLUSIONS: 3 Fridge, 3 Stoves, 3 Dishwasher, 3 Hood Fan,

2 Washer, 2 Dryer, Gage Door Opener, 3 Hot Water Tank

FOUNDATION: Poured Concrete

YEAR BUILT: 1957





INCOME

- Apartment 1 / mth \$1,550 + Hydro, Cable, Internet
- Apartment 2/ mth \$1,391 + Hydro, Cable, Internet
- Apartment 3/ mth \$1,891 + Hydro, Cable, Internet, (Inc. Driveway Parking)
- Garage/studio: \$328

- MONTHLY INCOME: \$5,160
- GROSS ANNUAL INCOME : \$61,920

EXPENSES

- Hydro: \$1,912
- Gas (heat): \$1,335
- Water/Sewer: \$1,894
- Insurance: \$1,845
- Property Taxes: \$8,781

TOTAL EXPENSES: \$15,767

NET OPERATING INCOME: \$46,153



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