



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."

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SIZE 3,594 SF

3 APARTMENTS + STUDIO

1 GARAGE DETACHED & WORKSHOP

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TRIPLEX

# APARTMENT DETAILS

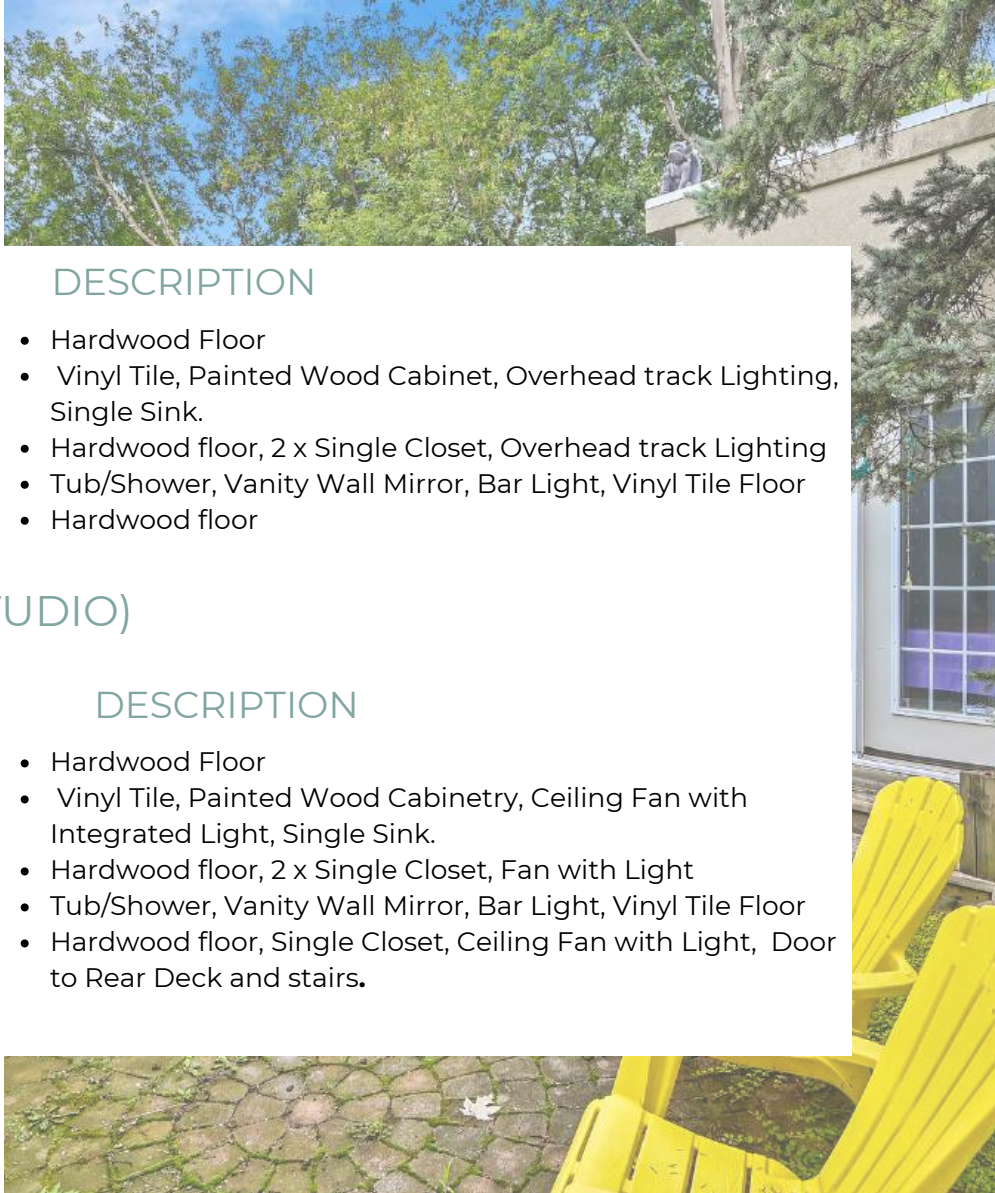
## UNIT # 1 (MAIN FLOOR)

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

## UNIT # 2 (2ND FLOOR + STUDIO)

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

## UNIT # 3



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



# FLOOR PLANS

**1st Floor** Exterior Area 873.61 sq ft  
Interior Area 736.57 sq ft  
Excluded Area 144.82 sq ft



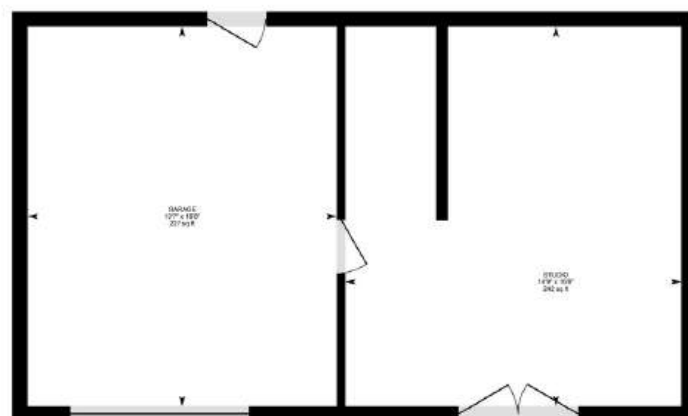
**2nd Floor** Exterior Area 648.77 sq ft  
Interior Area 811.05 sq ft  
Excluded Area 80.66 sq ft



**Basement Unit (Below Grade)** Exterior Area 748.55 sq ft  
Interior Area 612.90 sq ft  
Excluded Area 239.85 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 \$1,588 + Hydro, Cable, Internet
- Apartment 2/ mth \$1,425 + Hydro, Cable, Internet
- Apartment 3/ mth \$2,500 + Hydro, Cable, Internet, (Inc. Driveway Parking)
- Garage/studio: \$336
  
- MONTHLY INCOME: \$5,849
- GROSS ANNUAL INCOME : \$70,188

## EXPENSES

- Hydro: \$2,671.28
- Gas (heat): \$1,875.33
- Water/Sewer: \$2,408.25
- Insurance: \$2,556.00
- Property Taxes: \$9,074.6

TOTAL EXPENSES: \$18,585.46

NET OPERATING INCOME: \$51,602.54



NANCY BENSON

REAL ESTATE ADVISOR

613-747-4747

NANCY@NANCYBENSON.COM

NANCYBEMSON.COM



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@BENSONNANCY

