



INVESTMENT PROPERTY

55 IVY CRESCENT

NEW EDINBURGH - LINDENLEA

"Great investment opportunity! This triplex + studio & detached garage features 2x two-bedroom apartments and 1x one-bedroom apartment plus a (detached) studio space. Recent updates include: foundation waterproofing (2015), new flooring in Units 1&2 (2018), hot water tanks replaced (2019), workshop/garage roof replaced (2019), back exterior stairs & deck restructured (2019). professionally painted throughout (2024), Unit 1 fully renovated bathroom (2025)"

SIZE 3,594 SF

3 APARTMENTS + STUDIO

1 GARAGE DETACHED & WORKSHOP



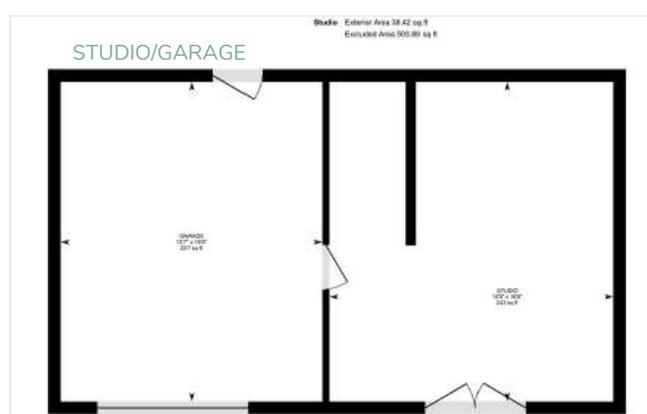
Apartment 1



TRIPLEX

55 IVY CRESCENT - FINANCIAL OVERVIEW		
INCOME		
	ANNUAL	MONTHLY
Apt 1 (lower level)	\$22,800	\$1,900
Apt 2 (main floor)	\$17,100	\$1,425
Apt 3 (2nd floor)	\$30,000	\$2,500
Garage/Studio	\$4,032	\$336
TOTAL INCOME	\$73,932	\$6,161
EXPENSES		
	ANNUAL	MONTHLY
Property Taxes	\$9,074.60	\$756.22
Gas/Heat	\$1,875.33	\$156.28
Water/Sewer	\$2,408.25	\$200.69
Hydro	\$2,671.28	\$222.61
Insurance	\$2,559.60	\$213.30
TOTAL EXPENSES	\$18,589.06	\$1,549.10
NET OPERATING INCOME	\$55,342.94	\$4,611.90

FLOOR PLANS



APARTMENT DETAILS

UNIT # 1 (LOWER LEVEL)

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 Cabinetry, Overhead track Lighting, Single Sink, Single Lever Faucet Hardwood floor, 2 x Single Closets, Overhead track Lighting Tub/Shower, Vanity, Wall Mirror, Bar Lighting, Tile Floor (Separate Entrance) Concrete Floor, Hot Water Tanks, Furnace Boiler, Washer & Dryer(for use by Unit 1&2)
<ul style="list-style-type: none"> BEDROOM BATHROOM (4PC) UTILITY ROOM 	<ul style="list-style-type: none"> 12'10" x 10'11" 4'11" x 7'1" 8'8" x 11'0" 	

UNIT # 2 (1ST FLOOR)

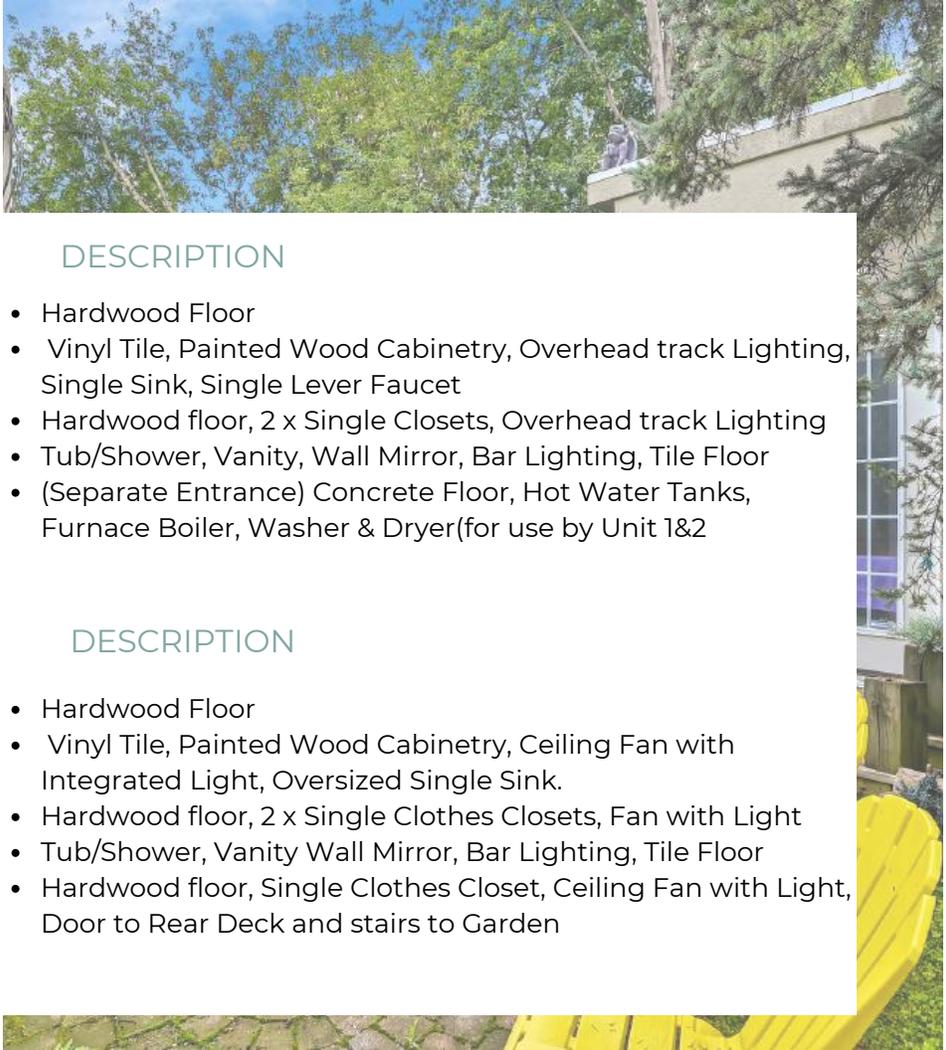
ROOM	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none"> LIVING ROOM KITCHEN/DINING 	<ul style="list-style-type: none"> 12'2" x 15'8" 13'0" x 11'4" 	<ul style="list-style-type: none"> Hardwood Floor Vinyl Tile, Painted Wood Cabinetry, Ceiling Fan with Integrated Light, Oversized Single Sink. Hardwood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

UNIT # 3 (2ND FLOOR)

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 Hardwood floor, Single Clothes Closet, Fan with Light Tub/Shower, Vanity Wall Mirror, Bar Lighting, Tile Floor Hardwood floor, 2 x Single Closets, Ceiling Fan with Light Hardwood Floor, Full Size Washer & Dryer Rear Atrium with Stairs to Garden
<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" 	

GARAGE/ STUDIO

- Finished Area Insulated + Electric Baseboard Heat
- Single Car Garage, Can Accommodate Storage or a vehicle



INCOME PROPERTY TRIPLEX



Apartment 3



Garage/Studio

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: Individual Units

PARKING: Single Car Garage
Detached

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

BASEMENT: Fully Finished (1
Bedroom + Laundry/Utility Room)

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

TENANT PAYS

- Hydro, internet, cable
- Garden maintenance & snow removal
- (Heat and water/sewer are included in rent)



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