



INVESTMENT PROPERTY

# 55 IVY CRESCENT

NEW EDINBURGH - LINDENLEA

"Great investment opportunity! This 3-PLEX + studio & detached garage features 3 sizeable units (2-bed + den, 2-bed, and a 1-bed) plus a (detached) studio space. Recent updates include: foundation waterproofing (2015), new flooring in Units 1&2 (2018), hot water tanks owned & replaced (2019), workshop/garage roof replaced (2019), back exterior stairs & deck restructured (2019). professionally painted throughout (2024), Unit 1 fully renovated bathroom (2025), Unit 2 renovated bathroom (2026)"

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3 APARTMENTS + STUDIO

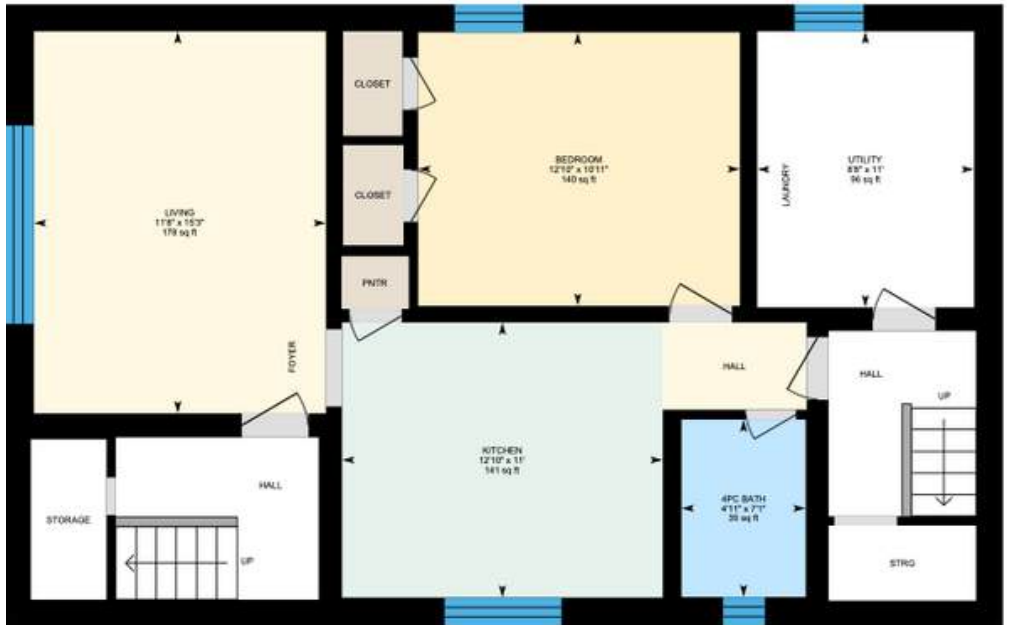
1 DETACHED GARAGE & WORKSHOP/STUDIO

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3-PLEX

# UNIT 1 (LOWER LEVEL)

ROOM	DIMENSIONS	DESCRIPTION
• LIVING ROOM	• 11'8" x 15'3"	• Hardwood Floor
• KITCHEN	• 12'10" x 11'0"	• Vinyl Tile, Painted Wood Cabinetry, Overhead track Lighting,
		• Single Sink, Single Lever Faucet
• BEDROOM	• 12'10" x 10'11"	• Hardwood floor, 2 x Single Closets, Overhead track Lighting
• BATHROOM (4PC)	• 4'11" x 7'1"	• Tub/Shower, Vanity, Wall Mirror, Bar Lighting, Tile Floor
• UTILITY ROOM	• 8'8" x 11'0"	• (Separate Entrance) Concrete Floor, Hot Water Tanks,
		• Furnace Boiler, Washer & Dryer(for use by Unit 1&2)



SQUARE FOOTAGE: 748.55 sq ft.

LEASE TERM: NOVEMBER 1, 2025 - SEPTEMBER 30, 2026

RENT: \$1,850

TENANTS PAY: Hydro, cable, telephone, internet.

Also responsible for lawn care and snow removal.





# UNIT 2 (1ST FLOOR)

## ROOM

## DIMENSIONS

## DESCRIPTION

- LIVING ROOM • 12'2" x 15'8"
- KITCHEN/DINING • 13'0" x 11'4"
- BEDROOM • 11'5" x 11'4"
- BATHROOM (4PC) • 4'11" x 7'4"
- BEDROOM • 11'4" x 11'4"

- 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



SQUARE FOOTAGE: 948.77 sq ft



VACANT

MARKET RENT: \$2,500  
2 BED 1 BATH + DECK



# UNIT 3 (2ND FLOOR)

ROOM	DIMENSIONS	DESCRIPTION
• LIVING ROOM	• 12'2" x 15'9"	• Hardwood Floor
• KITCHEN/DINING	• 13'0" x 11'4"	• Ceramic Tile Floor, Modern Kitchen w "Shaker" Style, Cabinetry, Overhead Light, Single Sink., Eat-in Area
• BEDROOM	• 11'3" x 11'5"	• Hardwood floor, Single Clothes Closet, Fan with Light
• BATHROOM (4PC)	• 4'11" x 7'4"	• Tub/Shower, Vanity Wall Mirror, Bar Lighting, Tile Floor
• PRIMARY BEDROOM	• 11'4" x 11'5"	• Hardwood floor, 2 x Single Closets, Ceiling Fan with Light
• DEN/LAUNDRY	• 6'0" x 7'7"	• Hardwood Floor, Full Size Washer & Dryer (in closet)
• SOLARIUM (3 SEASON)		• Rear Atrium with Stairs to Garden



SQUARE FOOTAGE: 873.61 sq ft.



LEASE TERM: AUGUST 1, 2025 - JULY 31, 2026

RENT: \$2,500

TENANTS PAY: Hydro, cable, telephone, internet.  
Also responsible for lawn care and snow removal.



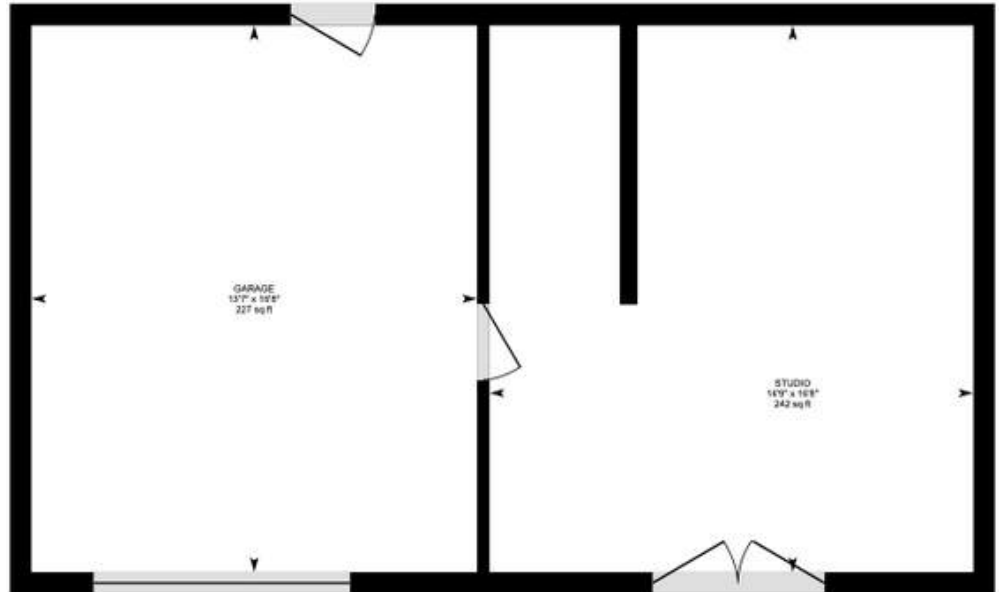


# BACKYARD & STUDIO/GARAGE

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



SQUARE FOOTAGE: 469 sq ft



VACANT

MARKET RENT: \$500



# FINANCIAL OVERVIEW

	MONTHLY	ANNUAL
INCOME		
Apt 1 (Lower Level) LEASE - until Sept 30, 2026	\$1,850	\$22,200
Apt 2 (Main Floor) - VACANT - Market Rent	\$2,500	\$30,000
Apt 3 (2nd Floor) - LEASE - until July 31, 2026	\$2,500	\$30,000
Garage/Studio - VACANT - Market Rent	\$500	\$6,000
Gross Rental Income (GRI)	<b>\$7,350</b>	<b>\$88,200</b>
OPERATING EXPENSES (Annual)		
Property Taxes (2025)		\$9,294
Gas/Hot Water Boiler System,		\$1,878
Water/Sewer		\$2,067
Hydro*		\$1,800
Building Insurance		\$2,905
Total Annual Operating Expenses	\$1,495.33	\$17,944
<b>NET OPERATING INCOME (NOI)</b>	<b>\$5,854.66</b>	<b>\$70,256</b>

\*Note: Hydro includes hot water tanks, studio & laundry basement

Note: rents include heat & water/sewer

Tenants pay: Hydro, cable, telephone, internet. Tenants responsible for Lawn Care & Snow removal.

<b>Capitalization Rate (Cap Rate)</b>	<b>5.40%</b>
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# DETAILS

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

**PIN:** 042210129

**ZONING:** R3P

**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

**INCLUSIONS:** 3 Fridges, 3 Stoves, 3 Dishwashers, 3 Hood Fans,  
2 Washers, 2 Dryers, 3 Hot Water Tanks

**EXCLUSIONS:** All items belonging to Tenants.

**FOUNDATION:** Poured Concrete

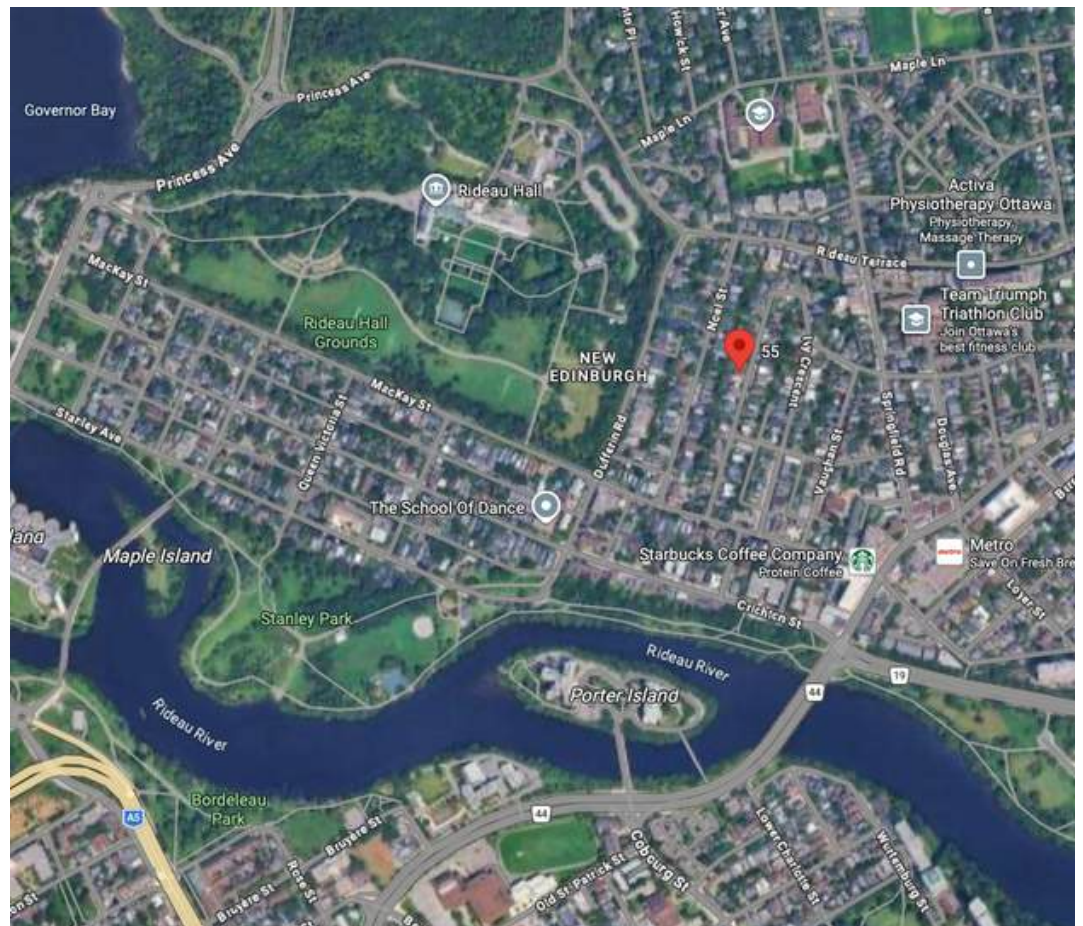
**YEAR BUILT:** 1957



Neighbourhood  
Report



Virtual Tour



GOOGLE IMAGES

# UPDATES/RENOVATIONS

## 2024 – 2026: Recent Interior Modernization

- Bathroom Renovation (Unit 2): Complete bathroom modernization (2026).
- Bathroom Renovation (Unit 1): Full renovation of the lower-level bathroom (2025).
- Interior Painting: Entire property professionally painted throughout, including hallways (2025).

## 2019: Mechanical & Structural Upgrades

- Hot Water Tanks: All tanks have been replaced and converted to owner-owned (eliminating rental fees) and yearly serviced.
- Deck & Staircase: Rear exterior stairs and oversized deck fully rebuilt with new support posts, railings, and spindles.
- Garage Roof: Replacement of garage/workshop roof, including new plywood, drip edge, and cap sheet.

## 2018: Exterior & Property Maintenance

- Flooring: New flooring installed in Units 1 and 2; original hardwoods refinished throughout the building.
- Garage Trim: Replacement of fascia boards and installation of aluminum capping.
- Front Entrance: Lower front step replaced and front door repainted.
- Landscaping: Removal of dead trees behind the garage and replacement of 6x6 timber flower bed borders.
- Kitchen Enhancements: Added dishwashers, upgraded appliances, and replaced faucets across units.

## 2015: Core Infrastructure

- Foundation Waterproofing: Full-scale waterproofing of the foundation to ensure long-term structural health.



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