



17 Waterloo Ave.
“The Senator”
Lot 1, Plan 50206
\$849,000.00

New to the market! 12 unit apartment block!
Excellent revenue property!

Situated close to downtown amenities!
12 unit apartment block consisting of 8 - 2 bedroom units and 4 - 1 bedroom units.
100% occupied.
Financial statements and viewings to qualified buyers only.

Income: Rent - \$ 126,660.00
Laundry - \$ 3,600.00
\$ 130,260.00

Expenses: Property Tax - \$ 10,770.00
Heat - \$ 18,024.00
Water - \$ 7,350.00
Insurance - \$ 11,002.50
Janitorial - \$ 3,600.00
\$ 50,746.50

Net Income: \$ 79,513.50

Age: 1967
Size: 4,618 sq ft per floor
Taxes: \$10,077.61 (2023)
Heat: Electric Baseboard
Possession: Negotiable



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This information, although believed to be accurate,
is not warranted to be so.

