



51 Laval Pl.
Lot E, Plan 5419
\$1,925,000.00

New to the market! 24 suite walk-up apartment block!
Excellent revenue property!

<u>Income:</u>	<u>Payable:</u>	<u>Allowable:</u>
3 x 1 Bedrooms	\$ 915.00	\$ 1,015.00
21 x 2 Bedrooms	\$ 985.00	\$ 1,153.00
Laundry	\$ 200.00	\$ 200.00
Yearly Income	\$ 283,560.00	\$ 328,392.00

Expenses: Property Tax - \$	22,261.00
Heat - \$	42,348.00
Water - \$	19,862.00
Insurance - \$	16,196.00
<u>Janitorial - \$</u>	<u>3,600.00</u>
	\$ 104,267.00

Net Income: \$ 179,293.00 \$ 224,125.00

Financial statements and viewings to qualified buyers only.

Age: 1970
Size: 7,880 sq ft per floor x 3
Taxes: \$ 22,261.00/2024
Heat: Electric Baseboard (EPP \$3,529.00)
Possession: Negotiable

RE/MAX[®] THOMPSON

Each office independently owned and operated.

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

