

16 WENTWORTH Street S**Hamilton, ON L8N 2Y3****Multi-Family/Residential Building
Lot/Sale**Price: **\$399,900**

MLS® #: **XH3183590**
 Alt. MLS® #:
 Region: **Hamilton**
 Municipality: **22 - Hamilton Centre**
 Neighbourhood: **220 - St. Clair / Blakeley**
 Type/Style: **/**
 Age/Yr Built:
 Sq.Ft:
 Taxes/Year: **\$2,653**
 Legal Desc: **PT LTS 3 & 4, PL (FREED SURVEY), AS IN AB362157 ; HAMILTON**
 Current Use:
 Heat: **Gas/Forced Air**
 Water: **Municipal/**
 Sellers: **CORY DAVID VAN DER MAREL AND RENEE ANNE VAN DER MAREL**
 List SP/Brk: **Casey Van Der Marel, Broker / M. Marel Real Estate Inc.**

Prev Price:
 Status: **Active**
 DOM: **3**

Total Units:
 Acres/Rng:
 Storey(s) **3.0**

Ownership: **Freehold**Sewer: **Sewer**

Directions:

Recent Change: 06/03/2016 : NEW

Property Details

Roof:
 Exterior: **Brick**
 Foundation: **Concrete Block**
 Bsmt Size/Fn/Dev: **Full**
 #/Type of Garage: **1.0/**
 #/Driveway/Type: **/Private Double Wide/**
 Soil Type:
 Fire Protection:

Yr Roof Repl:
 Elevator: **No**
 Water Meter:
 Waterfront:
 Total Parking Spaces: **2**
 Assigned Spaces: **1**
 Location:
 Laundry/Access: **/No**

Air Cond Type:
 Pool:
 Fireplaces:
 UFFI: **No**
 Visitable:
 Energy Cert:
 Fronting On: **West**

Remarks

Fully rented with over 60k invested in last 4 years. New windows, roof, soffits, furnace and hot water tank. Rents have not been increased in past 5 years. Great size units including large loft on 3rd storey. Garage and 2 parking spaces can be rented for extra income. Major potential to increase income with all capital expenditures already done. Legal triplex.

Property Features

Interior Features:
 Exterior Features:

Special Designation:

Lot Shape:

Fin Info Is:

Rental Income: **\$34,000**

Expenses:

Admin Fee:

Heat Expenses:

Comm Elem Fee:

Tenant Pays:

Frontage: **28.14 Feet**For Yr Ending: **2015**

Other Income:

Total Op Exp:

Bldg Insur:

Hydro Exp:

Adl Mnth Fees:

Depth: **93.00 Feet**

P/L Proforma:

Net Income:

Laundry Inc:

Maint/Repairs:

Water Exp:

Rent Regi:

Leases:

Lot Size Code: **Feet**

Irregularities:

Property Taxes: **2,653.00**NOI: **\$19,638**

Laund Rentals:

Mgmt Expense:

Other Exp:

Vacancy Allowance:

Units Information**Number of Units**

Bachelors: **1**
 1 Bedrooms: **2**
 2 Bedrooms: **1**
 3 Bedrooms:
 4 Bedrooms:
 5 Bedrooms:

6 + Bedrooms:
 Industrial:
 Office:
 Retail:
 Other:

Rooms: **13**

Student Roomers:

Units Occupied:

Stories: unavailable tempora

Equipment IncludedRefrigerators: **4**Stoves: **4**

Washers:

Dishwashers:

Dryers:

Microwaves:

REALTOR® Information

Rmks for

Brokerages:

Fully rented with over 60k invested in last 4 years. New windows, roof, soffits, furnace and hot water tank. Rents have not been increased in past 5 years. Great size units including large loft on 3rd storey. Garage can be rented. Major potential to increase income. Legal triplex. Listing agent related to seller.

Appointments:

Commission:

Under Contract:

Sign:

Commence Date:

Financing:

Landlord Name:

List Brokerage 1:

List Salesperson 1:

Email:

LBO**2%****None****Yes****06/03/2016****Other**Lockbox: **No**

Expire Date:

Holdover Days:

Occupant:

Deposit:

SPIS:

Tenant**15000****No/**

Possession:

30 Days

Possess Date:

Bkg Trust: **NIB**

Spec Agreement:

Contact Exprd: **No**CDOM: **0**Dist To Internet: **No**L/BR Phone: **(905) 664-7900**L/SP Phone: **(905) 664-7900**