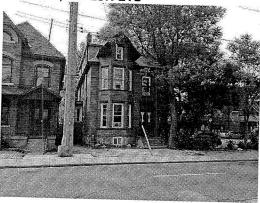
16 WENTWORTH Street S

Hamilton, ON L8N 2Y3



Multi-Family/Residential Building Lot/Sale

Price:

\$399,900

MLS®#: Alt. MLS®#:

XH3183590

Prev Price:

Status:

Active 3

Region: Hamilton

DOM:

Municipality: 22 - Hamilton Centre Neighbourhood: 220 - St. Clair / Blakeley

Type/Style:

Age/Yr Built: Sq.Ft:

Total Units:

Taxes/Year: \$2,653

Acres/Rng: Storey(s)

PT LTS 3 & 4, PL (FREED SURVEY), AS IN AB362157; Legal Desc:

HAMILTON

Current Use: Heat:

Gas/Forced Air

Ownership: Freehold

Water: Sellers: Municipal/

Sewer

CORY DAVID VAN DER MAREL AND RENEE ANNE VAN DER MAREL

Casey Van Der Marel, Broker / M. Marel Real Estate Inc.

Directions:

List SP/Brk:

Recent Change:06/03/2016: NEW

Property Details Roof:

Exterior:

Foundation:

Bsmt Size/Fn/Dev:

#/Type of Garage:

#/Driveway/Type: Soil Type:

Remarks

Brick

Concrete Block Full

1.0/ /Private Double Wide/

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:

Visitable: Energy Cert:

Fronting On:

West

No

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

Property Features

Interior Features: Exterior Features:

Special Designation: Lot Shape:

Fin Info Is: Rental Income: Expenses:

Admin Fee: Heat Expenses: Comm Elem Fee: Tenant Pays:

Frontage:

For Yr Ending: 2015 Other Income: Total Op Exp: Bldg Insur: Hydro Exp: Adl Mnth Fees:

28.14 Feet

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

LBO

Other

\$34,000

1 Bedrooms: 2 2 Bedrooms: 1 3 Bedrooms: 4 Bedrooms:

6 + Bedrooms: Industrial:

Office: Retail: Other:

Rooms: 13

Student Roomers: Units Occupied:

Stories: unavailable tempora

Equipment Included

Refrigerators: 4 Stoves: 4 Washers: Dishwashers: Dryers: Microwaves:

5 Bedrooma: **REALTOR® Information**

Rmks for

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 Brokerages: 3rd storey. Garage can be rented. Major potential to increase income. Legal triplex. Listing agent related to seller.

Appointments:

Landlord Name:

Financing:

Commission: Under Contract:

Sian: Commence Date:

2% Yes

None 06/03/2016

Lockbox:

Expire Date: Holdover Days:

List Brokerage 1: List Salesperson 1: M. Marel Real Estate Inc. Casey Van Der Marel, Broker casey@marelrealestate.com

Occupant: Deposit:

SPİS:

Tenant 15000 No/

Possession: Possess Date:

Bkg Trust: NIB Spec Agreement: Contact Exprd: No CDOM: Dist To Internet: No

L/BR Phone: (905) 664-7900 L/SP Phone: (905) 664-7900