

6030 - 6034 FOSTER WATERLOO

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Located in the heart of Waterloo, this detached triplex represents an excellent investment opportunity. Generating annual rental income of \$24,816, the property consists of two 3½-bedroom units and one 5½-bedroom unit, all of which are currently rented. Several improvements have been made, including the roof, the electrical panels, and the conversion of a former commercial space into residential units. The lot measures nearly 11,933 sq ft and features a double garage, with no neighbors in the rear.

HIGHLIGHTS

- ✓ Annual income of \$24,816
- ✓ MRB of approximately 15.8 at the asking price
- ✓ 2 units (3½) and 1 unit (5½)
- ✓ Detached double-width garage
- ✓ Parking for 4 vehicles
- ✓ Lot size of 11,933 sq ft
- ✓ No neighbors in the back
- ✓ Roof and electrical panels replaced
- ✓ Residential and commercial zoning

ASKING PRICE :

\$419,000

ADDITIONAL INFORMATION

Stone foundation

Exterior cladding of wood and stone

Electric heating (baseboard)

Three separate entrances

Property borders the river at the rear

Close to schools, shops, restaurants, services, and Routes 112 and 241

The sale is made without any legal warranty of quality, at the buyer's own risk.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboard heaters



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BUILDING DESCRIPTION

General Information

Cadastral number 4 161 845

Total Municipal Assessment

Total Municipal Assessment \$ 273 500

Municipal Land Assessment \$ 105 500

Municipal Building Assessment \$ 168 000

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1900

Features

Plumbing PEX/ABS

Condition of Roof 10 years | Elastomeric membrane, asphalt shingles

Condition of Doors Standard

Condition of Balconies N/A

Condition of Windows Standard

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Painted wood

Condition of Bathrooms Good condition

Floor Covering Good condition / Ceramic and vinyl

Electromechanical System

Fire System Fire detectors connected to the system

Building type

Laundry Room N/A

Number of Units 2 x 3.5 + 1 x 5.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior | Recycled asphalt

Number of Parking Spaces 4 spaces

Area

Land Surface Area 11 933 sq. ft



FEATURES

Fenced

Partially

Condition of Roof

10 years | Elastomeric membrane, asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Standard

Intercom and Doorbell

No intercom or doorbell

Condition of Windows

Standard

Exterior Siding

Painted wood

Floor Covering

Good condition / Ceramic and vinyl

Plumbing

PEX/ABS

Condition of Balconies

N/A

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$24,816	100 %	\$689
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$24,816		\$689
Vac. / Bad debt			
EGR	\$24,816		\$689

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,301	17.3 %	\$1,434
School Taxes	Current	\$157	0.6 %	\$52
Insurance	Current	\$1,374	5.5 %	\$458
Electricity				
Heating				
Snow Removal	Current	\$690	2.8 %	\$230
Lawn				
Total Expenses		\$6,522	26.3 %	\$2,174
Net Revenue		\$18,294		\$6,098







