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24 PERTH STREET, Portland K0G 1V0 ML#: **1376879**



Status: **Active** List Price: **\$470,000**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp** Type: **Triplex**
 Munic: **Rideau Lakes** Fronting: **East**
 Neigh Name: **Rideau Lakes** # Acres:
 Lot Size: **60' x 120'** Irregular
 Zoning: **TRIPLEX**
 Zoning Desc: **TBD**
 Possession:
 Legal: **PT LT 4 N/S PERTH ST AND E/S MAIN ST PL 27; PT LT 5 N/S PERTH ST AND E/S MAIN ST PL 27 AS IN LR365538;RIDEAU LAKES**

Directions/Remarks

Directions: **From Hwy 15 ,turn west onto Colborne street, follow and take slight right onto water street, first left is Perth Street see realtor sign on right.**

Public Remarks: **Nestled in small quaint village of Portland and only one block from Big Rideau Lake is fantastic opportunity for sharp investors or persons who like the idea of being landlord/tenant. Very rarely will you find a triplex (legal) in and around this area. Three separate units, one is a main floor one bedroom apartment. The other two units are both two bedroom, one is solely on second floor and the other has upstairs and down stairs. There are many upgrades (to many to list here, contact the listing agents directly for all details). Each unit has separate hydro meter. This lovely little village with so much history boasts two full service marinas, bank, post office, library, LCBO, cafe, pizza restaurant and new Portside Pub restaurant (right across from Bayview Yacht Harbour) to name just a few of the amenities available. Don't lose your chance and miss out on this great property / investment opportunity.**

Property Information

Use: N/A	Year Built: Unknown	#Stories: 2	#Gar: 0
Fire Retrofit: Gravel	Fire Protection:	# FP: 6	#Cover: 6
Parking Desc: Baseboard, Forced Air	Heat Fuel: Electricity, Propane	Water Supply: Dug Well	Total Park: 6
Heat Desc: None	Heat Fuel: Electricity, Propane	Sewer: Septic Installed	
Air Conditioning: 4			
#Hyd Meters: Electricity, Gas			
Tenant Pays: Brick			
Exterior Finish: Stone		Construction: Asphalt Shingle, Metal	
Foundation: Low		Roof: Unfinished	
Basement Desc: Laminiate, Linoleum	Feat/Equip Incl: Smoke Detector, Storage Shed	Basement Dev: Unfinished	
Floor Coverings: 3	#Stoves: 3	# Fridges: 3	# Wash/Dry: 3
#Dishwashers: Flat Site, Fully Serviced			
Site Influences: Golf Nearby, Recreation Nearby, Water Nearby			
Neigh Influences: Unknown			
Exclusions: PROPANE TANK			
Rental Equip: Unknown			
Restrictions: No			
Assistive Feat: No			
Secondary Dwelling Unit (SDU): No			

Current Monthly Income

# Bachelor Units: 0	Bach Units/Mth: 1	# Retail Units: 3	Retail Prc/Mth: 0
#1 Bedrm Units: 1	1 Bed Units/Mth: 2	# Other Units: 0	Oth Units/Mth: 0
#2 Bedrm Units: 2	2 Bed Units/Mth: 0	# Office Units: 0	Other Inc: 0
#3 Bedrm Units: 0	3 Bed Units/Mth: 0	# Total Units: 3	Total \$/Mo: 0
# Townhouses: 0	Twnhs Prc/Mth: 0		Rnt Roll Avl: 0

Annual Operating Expenses

Management: \$1,800	Supply: \$0	Ann Rent Inc: \$30,432	Vac Loss: \$0
Prop Taxes: \$2,075	Garbage: \$0	Parking Inc: \$0	TOE: \$7,593
Insurance: \$2,872	Security: \$0	Laund/Oth Inc: \$0	NOI: \$0
Water/Sewage: \$350	Lawn/Snow: \$0	Total Income: \$30,432	ADS: \$0
Heat: \$0	Elevators: \$0	GOI: \$30,432	Cash Flow: \$22,839
Hydro: \$496	Maintenance: \$0	Vacancy %: 0.00	Audit Stat:
Other: \$0	Tot Op Exp %: 24.95	Manage %:	

Other Information

Taxes/Yr: **\$2,075.00/2023** Assmt/Yr:
 Lease: **Other (See Remarks)**
 Multimedia URL: <https://360panos.org/panos/24PerthSt/> Survey/Yr:
 #Vacant Units:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: SD: SP:
 SRD:

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