



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



Status: **Active** List Price: **\$484,000**  
 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: <b>N/A</b>	Year Built: <b>Unknown</b>	#Stories: <b>2</b>	#Gar: <b>0</b>
Fire Retrofit: <b>Gravel</b>	Fire Protection:	# FP:	#Cover: <b>0</b>
Parking Desc: <b>Baseboard, Forced Air</b>	Heat Fuel: <b>Electricity, Propane</b>	Water Supply: <b>Dug Well</b>	Total Park: <b>6</b>
Heat Desc: <b>None</b>	Heat Fuel: <b>Electricity, Propane</b>	Sewer: <b>Septic Installed</b>	
Air Conditioning: <b>4</b>			
#Hyd Meters: <b>Electricity, Gas</b>			
Tenant Pays: <b>Brick</b>			
Exterior Finish: <b>Stone</b>		Construction: <b>Asphalt Shingle, Metal</b>	
Foundation: <b>Low</b>		Roof: <b>Unfinished</b>	
Basement Desc: <b>Laminite, Linoleum</b>	Feat/Equip Incl: <b>Smoke Detector, Storage Shed</b>	Basement Dev: <b>Unfinished</b>	
Floor Coverings: <b>3</b>	#Stoves: <b>3</b>	# Fridges: <b>3</b>	# Wash/Dry: <b>3</b>
#Dishwashers: <b>Flat Site, Fully Serviced</b>			
Site Influences: <b>Golf Nearby, Recreation Nearby, Water Nearby</b>			
Neigh Influences: <b>Unknown</b>			
Exclusions: <b>PROPANE TANK</b>			
Rental Equip: <b>Unknown</b>			
Restrictions: <b>No</b>			
Assistive Feat: <b>No</b>			
Secondary Dwelling Unit (SDU): <b>No</b>			

Current Monthly Income

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

Annual Operating Expenses

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

Other Information

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