



**STEVE WELLS**  
Salesperson  
RIDEAU REALTY LIMITED, Brokerage  
steve@rideaurealty.ca  
Office Ph: 613-272-5000

**24 PERTH STREET, Portland K0G 1V0**

ML#: **1334597**



Status: **Active**  
Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**  
Munic: **Rideau Lakes**  
Neigh Name: **Rideau Lakes**  
Lot Size: **60' x 120'** **Irregular**  
Zoning: **TRIPLEX**  
Zoning Desc: **TRIPLEX**  
Possession: **TBD**  
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**

List Price: **\$499,000**  
Type: **Triplex**  
Fronting: **East**  
# Acres:

Directions/Remarks

Directions: **Hwy 15 to the village of Portland, follow signs to pin #24 on Perth St.**

Public Remarks: **Great investment opportunity with this Triplex in the village of Portland. All 3 units have been sufficiently updated (ask realtor for list). Two of the three units face Big Rideau Lake, only one block away from the public beach and boat launch. Great tenants (all would like to stay). Lots of parking and spacious yard. The village of Portland is lovely with a medical centre, pharmacy, grocery store, post office, LCBO, Bank, library, cafes and restaurants ect. Owner has 7 new windows which will be installed before closing. Come check out this investment opportunity to see all that it has to offer.**

Property Information

Use: **N/A**  
Fire Retrofit: **N/A**  
Parking Desc: **Gravel**  
Heat Desc: **Baseboard, Forced Air**  
Air Conditioning: **None**  
#Hyd Meters: **3**  
Tenant Pays:  
Exterior Finish: **Brick**  
Foundation: **Stone**  
Basement Desc: **Low**  
Floor Coverings: **Laminate, Linoleum**  
#Dishwashers:  
Site Influences: **Flat Site, Fully Serviced**  
Neigh Influences: **Golf Nearby, Recreation Nearby, Water Nearby**  
Exclusions:  
Rental Equip: **PROPANE TANK**  
Restrictions:  
Assistive Feat:  
Secondary Dwelling Unit (SDU): **No**

Year Built: **Unknown**  
Fire Protection:  
Heat Fuel: **Electricity, Propane**  
Feat/Equip Incl: **Smoke Detector, Storage Shed**  
#Stoves: **3**

#Stories: **2**  
#Gar: **0**  
#Cover: **0**  
Total Park: **6**

Water Supply: **Dug Well**  
Sewer: **Septic Installed**

Construction:  
Roof: **Asphalt Shingle, Metal**  
Basement Dev: **Unfinished**

#Fridges: **3** #Wash/Dry: **3**

Current Monthly Income

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

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>\$1,989</b>	Garbage: <b>\$0</b>	Parking Inc: <b>\$0</b>	TOE: <b>\$7,507</b>
Insurance: <b>\$2,872</b>	Security: <b>\$0</b>	Laund/Oth Inc: <b>\$0</b>	NOI:
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:	GOI: <b>\$30,432</b>	Cash Flow: <b>\$22,925</b>
Hydro: <b>\$496</b>	Maintenance: <b>\$0</b>	Vacancy %: <b>0.00</b>	Audit Stat:
Other: <b>\$0</b>	Tot Op Exp %: <b>24.67</b>	Manage %:	

Other Information

Taxes/Yr: **\$1,989.00/2022** 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**