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08-May-2024 **702 HIGHWAY 15 HIGHWAY, Morton KOE 1N0** ML#: **1389953**

New Listing!



Status: **Active** List Price: **\$549,000**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp** Type: **Triplex**
 Munic: **Rideau Lakes** Fronting: **East**
 Neigh Name: **Rideau Lakes** # Acres:
 Lot Size: **205' x 138'** Irregular
 Zoning: **CL-10-H**
 Zoning Desc: **TBD**
 Possession:
 Legal: **LT 12 W/S MAIN ST, 13 W/S MAIN ST PL 1; RIDEAU LAKES**

Directions/Remarks

Directions: **Follow Hwy 15 to Morton. Property is on the West side of the road.**
 Public Remarks: **Great opportunity to own a multi unit building (currently a triplex) thats only 35 minutes from Kingston. One unit is 3 bedroom 1 bath and is currently being rented out (There is no pictures of this unit due to privacy reasons). The other two units are both 2 bedroom and have a 1 bathroom rough in. Both these units still need to be finished but have great potential! If you are looking to get into the rental market this is a great opportunity as you get to set your own rental price for the two vacant units and design them in your own way! Call today to set up appointment!!**

Property Information

Use: Year Built: **Unknown** #Stories: **2** #Gar: **0**
 Fire Retrofit: **N/A** Fire Protection: # FP: #Cover: **0**
 Parking Desc: **Gravel, Surfaced, Shared Driveway** Total Park: **8**
 Heat Desc: **Forced Air** Heat Fuel: **Propane** Water Supply: **Drilled Well**
 Air Conditioning: **Central** Sewer: **Septic Installed**
 #Hyd Meters: **3**
 Tenant Pays: **Cable, Electricity, Gas, High Speed, Phone**
 Exterior Finish: **Brick, Vinyl** Construction: Roof: **Asphalt Shingle**
 Foundation: Basement Dev: **Unfinished**
 Basement Desc: **Cellar**
 Floor Coverings: **Hardwood, Linoleum, Softwood** Feat/Equip Incl:
 #Dishwashers: **1** #Stoves: **1** #Fridges: **1** #Wash/Dry: **1**
 Site Influences: Neigh Influences: **Golf Nearby, Shopping Nearby, Water Nearby**
 Exclusions: **Small freezer and all of the Tenants personal belongings.**
 Rental Equip: **Propane tanks**
 Restrictions: **Unknown**
 Assistive Feat:
 Secondary Dwelling Unit (SDU): **No**

Current Monthly Income

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

Annual Operating Expenses

Management: **\$0** Supply: **\$0** Ann Rent Inc: **\$17,600** Vac Loss: **\$0**
 Prop Taxes: **\$1,273** Garbage: **\$0** Parking Inc: **\$0** TOE: **\$2,273**
 Insurance: **\$1,000** Security: **\$0** Laund/Oth Inc: **\$0** NOI:
 Water/Sewage: **\$0** Lawn/Snow: **\$0** Total Income: **\$17,600** ADS: **\$0**
 Heat: **\$0** Elevators: GOI: **\$17,600** Cash Flow: **\$15,327**
 Hydro: **\$0** Maintenance: **\$0** Vacancy %: **0.00** Audit Stat:
 Other: **\$0** Tot Op Exp %: **12.91** Manage %:

Other Information

Taxes/Yr: **\$1,273.00/2024** Assmt/Yr: Survey/Yr:
 Lease: **Gross** #Vacant Units:

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **1** SD: SP:
 SRD: