

Investment For Sale

361-365 Division Street Kingston, ON



Recently renovated triplex consisting of two 1 bedroom units and one 4 bedroom unit. Newer upgraded electrical and 2 new gas fired furnaces installed in 2009. Newer kitchen cabinets and newer bathrooms (bathtubs, toilets and sinks). Ceramic tile floors mostly throughout. Parking for 4 cars. Recently completed energy audit. Fully leased with good income grossing \$34,800/year.

Sale Price: \$379,900

Legal Desc.: Plan D25 LotA

Zoning: A - Residential

G.O.I.: \$34,800

Costs:

Realty Taxes: \$ 2,603 (2009)

Insurance: \$ 400

Cogeco: \$ 2,040

All utilities (water, sewer, electrical) are paid by tenants.

N.O.I.: \$29,707



For More Information Please Contact:

**Kostas Doulas
Broker**

613-384-1997 (17)

kdoulas@rtcr.com

**Rogers
& Trainor**

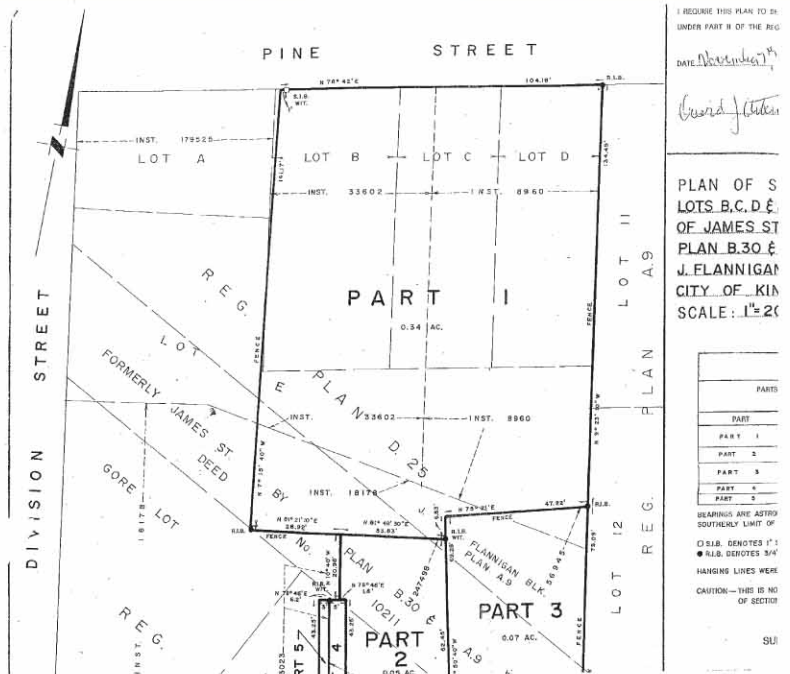
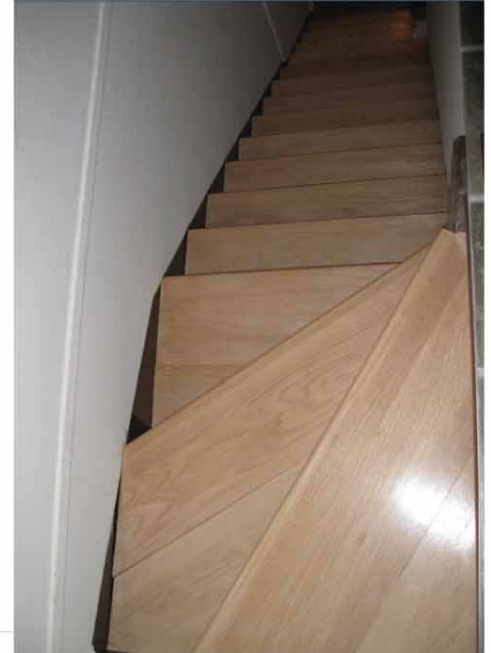
COMMERCIAL REALTY (2009) INC.
BROKERAGE

Providing Solutions

All information provided is deemed reliable but is not guaranteed and should be independently verified.

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