

319 CARLETON STREET
Cornwall, Ontario K6H4X6

Price: \$265,000
Assignment Fee Included

Buy low Duplex Deal
Buy-Hold, Flip or BRRRR this property.



Two One-Bedroom Units

8-minute walk to St Lawrence College and the Waterfront.
Great property to add to your portfolio for a deep discount!

There are 2 separate hydro/electrical meters.

Great property to BRRRR!

319 CARLETON STREET
Cornwall, Ontario K6H4X6

Price: \$265,000

Assignment Fee Included

Turn-Key Low Priced Investment

- Minimal investment Required, Property is perfect for buy and hold
- Ability to turn this property into 2 2-Bedroom with few renovations to increase value and cashflow of the property.
- Raise rents over time as tenants move out–Plenty of room to increase rents.
- ARV Market rents are \$1,000-\$1,300 for one bedroom apartment



Annual Expenses	
Property Tax	\$1,054
Insurance	\$1,992
Water & Sewer	\$1,252
Heating	\$1,666
Hydro	\$2,353
Total	\$8,317

Annual Income			
Unit	Bedrooms	Monthly Rent	Market Rent
Main	1	\$675	\$1,200
Upper	1	\$550	\$1,200
Total		\$1,225	\$2,400
Annual Income		\$14,700	\$28,800

iam@simonbermudez.com

+1 (647) 529-5051

319 CARLETON STREET
Cornwall, Ontario K6H4X6

Price: \$265,000

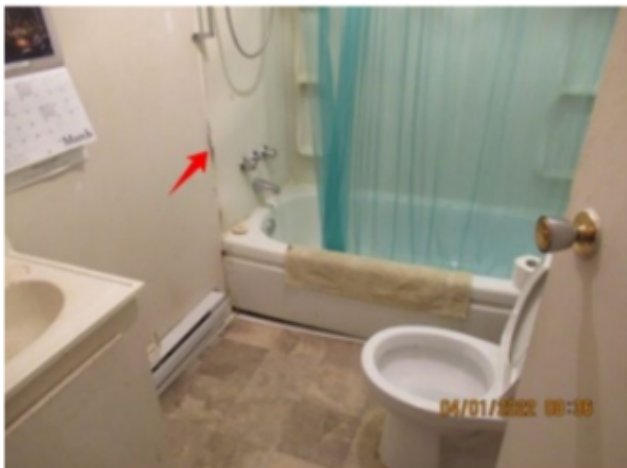
Assignment Fee Included

Closing Date: October 22nd, 2022



Building Specs

- Lot size: 25' x 70'
- Surface/Shared Driveway
- 2 x One Bedroom Apartments with Separate Entrances
- Separate Hydro Meters
- Crawl Space, front and side of the house has been recently done
- Inspection report is available



iam@simonbermudez.com

+1 (647) 529-5051