



Carole Seguin

Phone : 613-678-0106
 Other : 613-632-3621
 Fax : 613-632-1124
 Email : carole@seguinrealtyltd.com
 Website : http://www.caroleseguin.com



Hawkesbury
1142-1144, Main E.

1136471 - Source : Seguin Realty Ltd, Real Estate Broker

Sold



CALLING ALL INVESTORS! Lovely duplex that meets the Ontario Fire Code Regulation, conveniently located to all amenities with view of the Ottawa River. 1142 Main E. - Front apt; 3 BRS, rented at \$800/month, heating & hydro extra, 1144 Main E. - Rear apt.; 2 BRS, rented at \$550/month, heating & hydro included. Storage shed for each tenant, separate hydro and gas meters, 2 hot water tanks, private backyard. Ideal for the investors or owner occupied.

For sale : 144 900 \$

Category	Multi-family (2 to 5 units)
Style	Duplex

Building	1900 (119 years)
-----------------	------------------

Lot	
Front	46.31 feet
Depth	159.25 feet

Expenses	Monthly	Yearly
Insurance (2018)	121 \$	1 454 \$
Energy cost (2018)	128 \$	1 530 \$
Water taxes (2018)	96 \$	1 149 \$
Municipal Taxes (2018)	161 \$	1 930 \$
Total:	505 \$	6 063 \$

Features

Driveway	Asphalt
Foundation	Poured concrete
Heating energy	Natural gas, Electricity
Heating system	Air circulation
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Vinyl
Water supply	Municipality