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**Hawkesbury**  
**1142-1144, Main E.**

# 1136471 - Source : Seguin Realty Ltd, Real Estate Broker

**Sold**



**For sale : 144 900 \$**

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Duplex

<b>Building</b>	1900 (119 years)
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<b>Lot</b>	
<b>Front</b>	46.31 feet
<b>Depth</b>	159.25 feet

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

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.

**Features**

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

