

Seguin Realty Ltd



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Hawkesbury

389-390, William / 499-501 Higginson

1167352 - Source : Seguin Realty Ltd, Real Estate Broker



For sale : 229 000 \$

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

Building

	1930 (89 years) Estimated
Living area	2835 square feet

Lot

Front	38.09
Depth	85.14

Expenses

	Monthly	Yearly
Insurance	201 \$	2 412 \$
Other	48 \$	574 \$
Energy cost	448 \$	5 372 \$
Water taxes	245 \$	2 937 \$
Municipal Taxes (2019)	272 \$	3 269 \$
Total:	1 214 \$	14 564 \$

4-PLEX FOR SALE! With possibility of annual gross income of \$33,400.00 in conformity with the Ontario Fire Code regulation, 2,835 sq. ft of living space, very well maintained units consisting of 1-3 bedrooms apt. rented at \$1,140/month, connection w/d, heat & hydro included, 1-1 bedroom apt. rented at \$630/month, connection w/d, heat & hydro included, 1 bachelor rented at \$550/month, heat & hydro included and 1 commercial unit presently vacant with possibility of rent of \$470/month, heat & hydro included. Located in center town of Hawkesbury, walking distance to Sportsplex, school, shopping,... private yard, many improvements done; natural gas furnace, windows, doors, flooring, kitchen cupboards, roof redone in 2015-2016, etc.

Features

Driveway	Asphalt
Foundation	Poured concrete, Stone
Garage	Attached
Heating energy	Natural gas, Electricity
Heating system	Air circulation
Rental appliances	Water heater
Roofing	Asphalt shingles, Asphalt and gravel
Sewage system	Municipal sewer
Siding	Stucco
Water supply	Municipality