

41
DUNDAS STREET E. NAPANEE
Multi-Residential Opportunity
FOR SALE

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

\$1,325,000

**ECHO
PERRY-CUMBERLAND**
Sales Representative
echopc@rtcr.com
613-384-1997 ext. 13



20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

All information is provided for informational purposes only and is not guaranteed. Please contact us for more information.

Fully renovated and tenant-occupied, this turnkey property is achieving market rents and offers hassle-free, immediate rental income for investors.

PROPERTY DETAILS

MUNICIPAL ADDRESS: 41 Dundas St. E. Napanee, ON, K7R 1H7

PROPERTY TYPE: Three storey, 7 unit building consisting of 6 x 1 Bedroom Apartments & 1 Ground Floor Commercial Unit

ZONING: C3

LEGAL DESCRIPTION: PT LT 4 N/S DUNDAS ST PL 82 AS IN LA166263; T/W LA166263; GREATER NAPANEE

PIN: 450920085

SITE DIMENSIONS: Frontage 22 FT+/-
Depth 165 FT+/-

SITE AREA: .083 AC+/-
3,595.14 SQ FT+/-

TOTAL ABOVE GRADE SQUARE FOOTAGE: 3,470 SQ FT+/-



INCOME

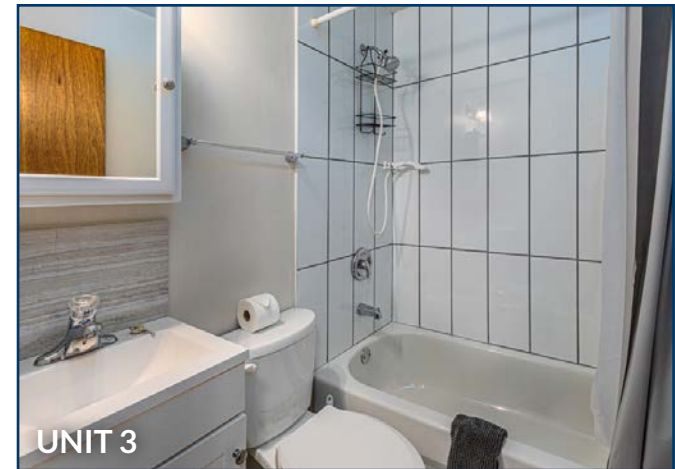
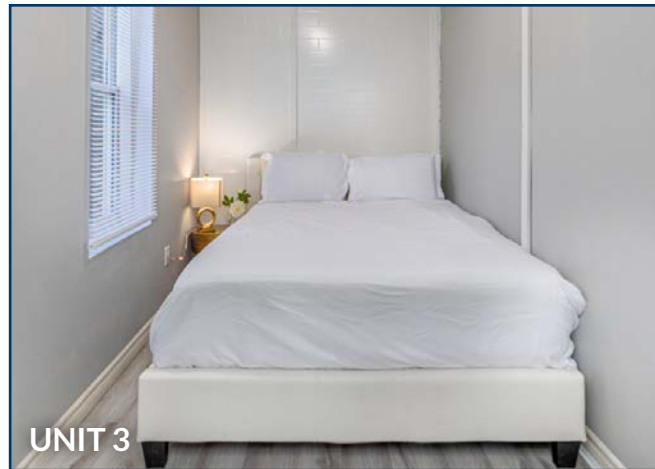
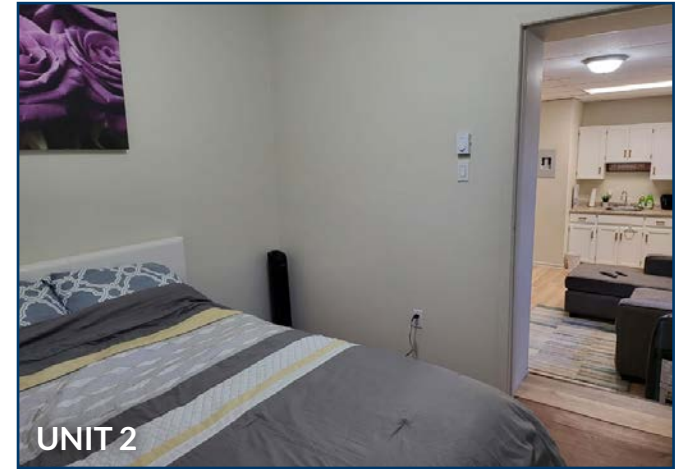
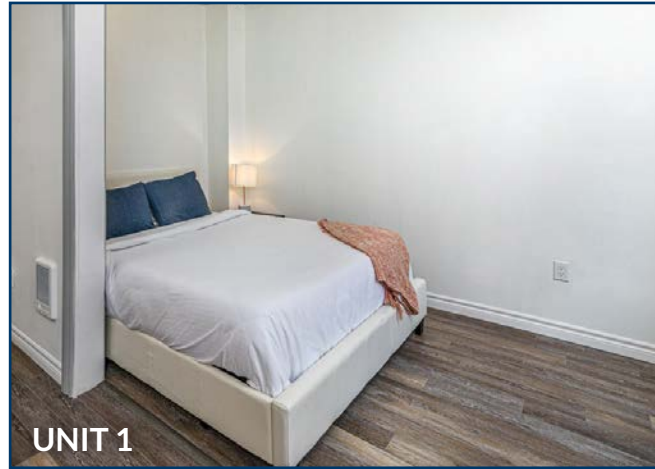
| UNIT | BEDS/BATHS | LEASE START DATE/RENEWAL | MONTHLY RENT (\$) | GROSS 2024 RENT (\$) |
|---------------------------|----------------|--------------------------|-------------------|----------------------|
| COMMERCIAL UNIT | N/A | N/A | \$1,650 | \$19,800 |
| 1 | 1 bed / 1 bath | Oct/2023 | \$1,494 | \$17,928 |
| 2 | 1 bed / 1 bath | Sept/2023 | \$1,525 | \$18,300 |
| 3 | 1 bed / 1 bath | Mar/2024 | \$1,300 | \$15,600 |
| 4 | 1 bed / 1 bath | May/2024 | \$1,495 | \$17,940 |
| 5 | 1 bed / 1 bath | Nov/2023 | \$1,500 | \$18,000 |
| 6 | 1 bed / 1 bath | Dec/2023 | \$1,400 | \$16,800 |
| TOTAL GROSS INCOME | | | | \$124,368 |

EXPENSES

| EXPENSE | ANNUAL COST |
|-------------------------------------|--------------------|
| INSURANCE | \$4,109.58 |
| REPAIR & MAINTENANCE | \$5,529.49 |
| PROPERTY TAX | \$4,238.52 |
| TOTAL UTILITIES (HYDRO, GAS, WATER) | \$16,090.41 |
| WASTE MANAGEMENT | \$1,766.71 |
| TOTAL EXPENSES | \$31,734.71 |

| | |
|-----------------------------------|--------------------|
| TOTAL GROSS RENT (ANNUAL) | \$124,368 |
| TOTAL EXPENSES (ANNUAL) | \$31,734.71 |
| NET OPERATING INCOME (NOI) | \$92,633.29 |

UNIT PHOTOS



UNIT PHOTOS



UNIT 4



UNIT 4



UNIT 4



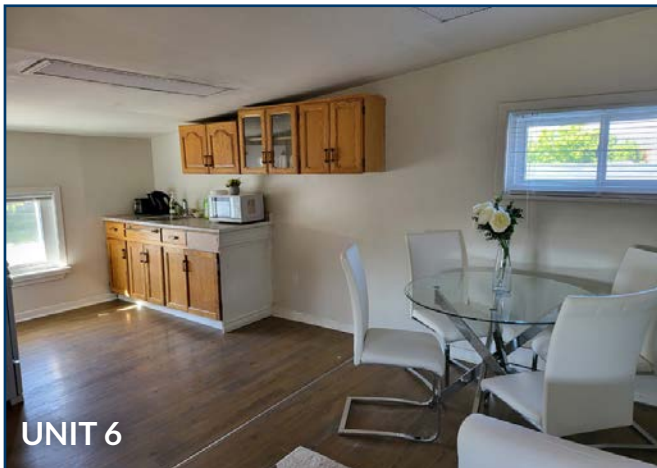
UNIT 5



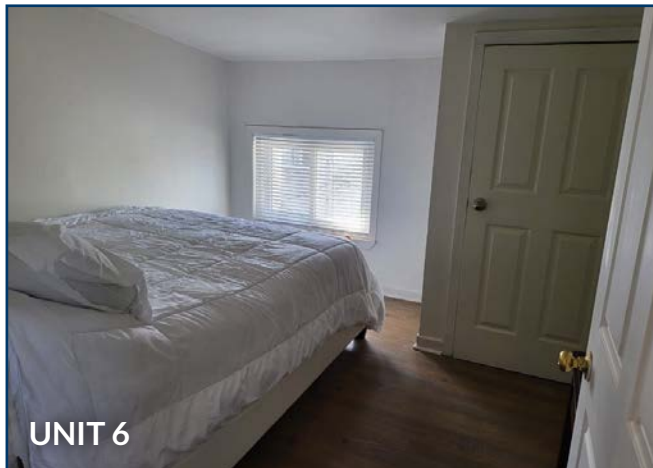
UNIT 5



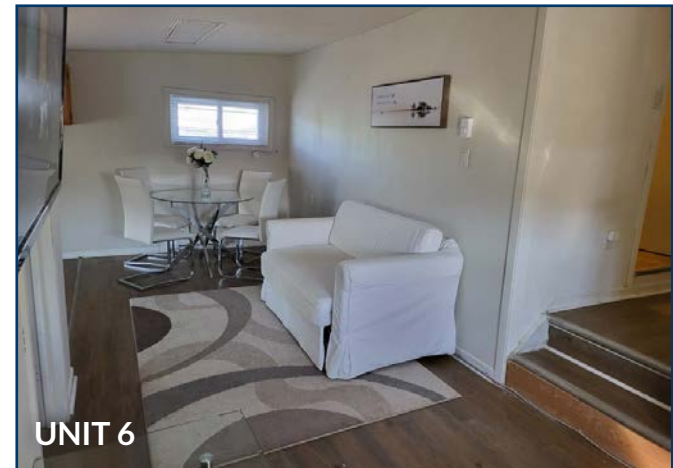
UNIT 5



UNIT 6



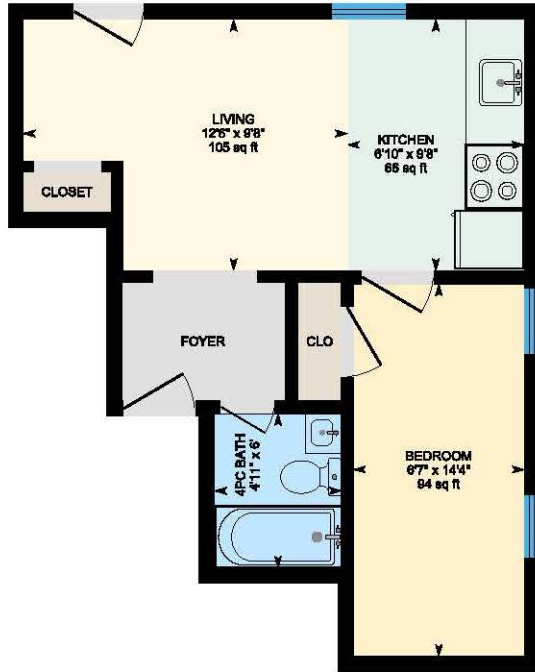
UNIT 6



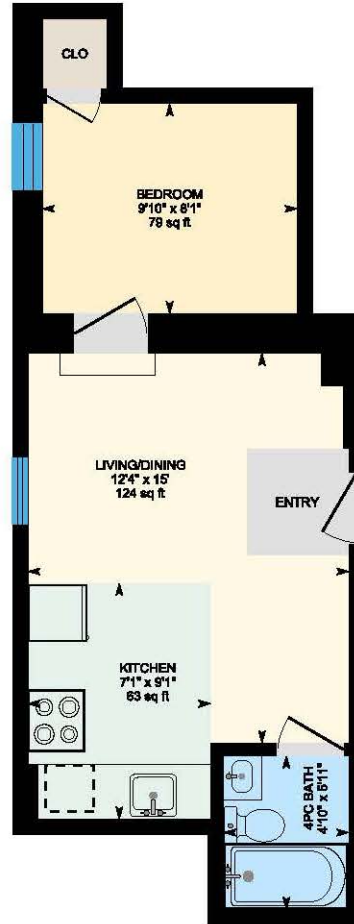
UNIT 6

UNIT FLOOR PLANS - 41 DUNDAS STREET E.

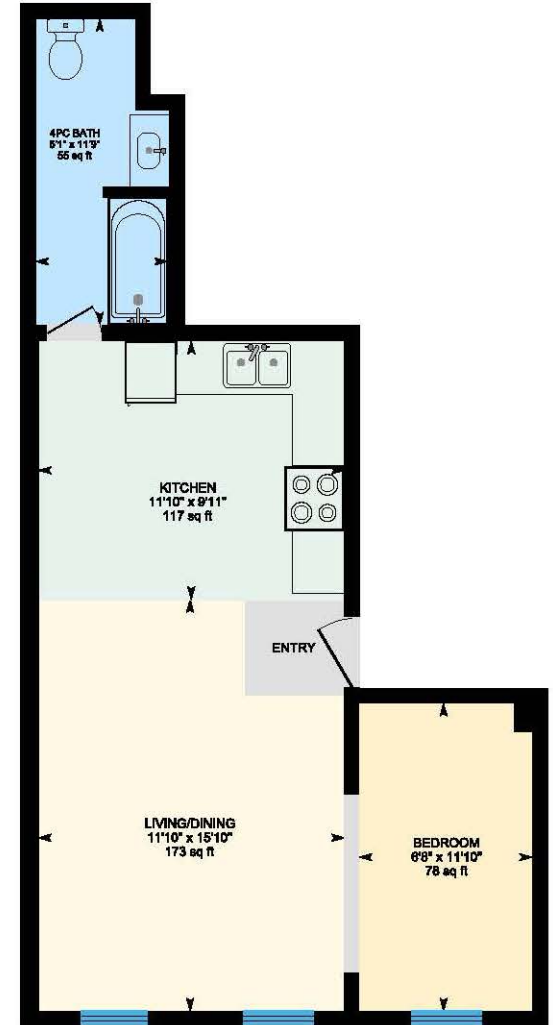
Main Building: Total Finished Area 3470.83 sq ft



Unit 3
Finished Area 407.66 sq ft



Unit 2
Finished Area 395.17 sq ft



Unit 1
Finished Area 516.75 sq ft

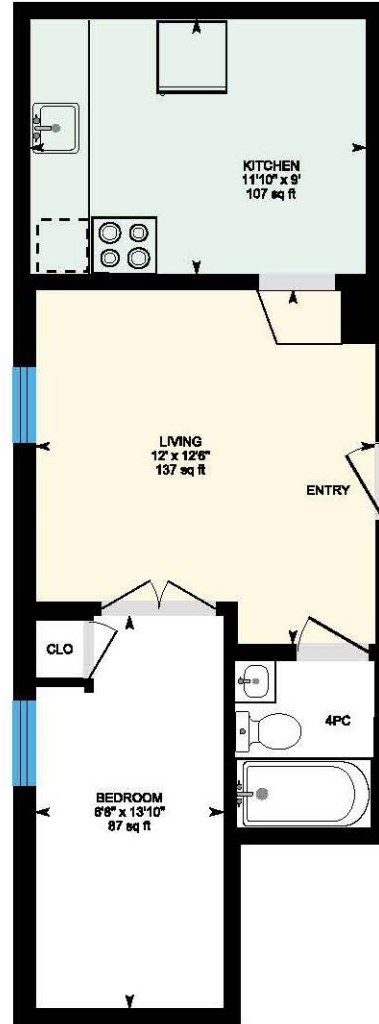


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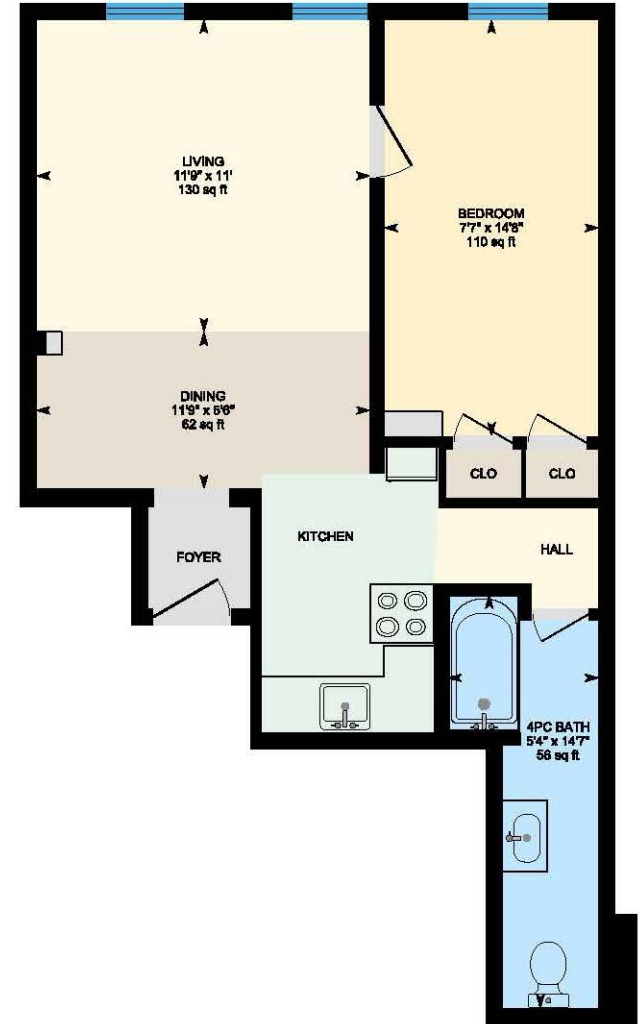
Main Building: Total Finished Area 3470.83 sq ft



Unit 6
Finished Area 271.26 sq ft



Unit 5
Finished Area 292.73 sq ft



Unit 4
Finished Area 548.25 sq ft



LOCATION - NAPANEE, ONTARIO



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

