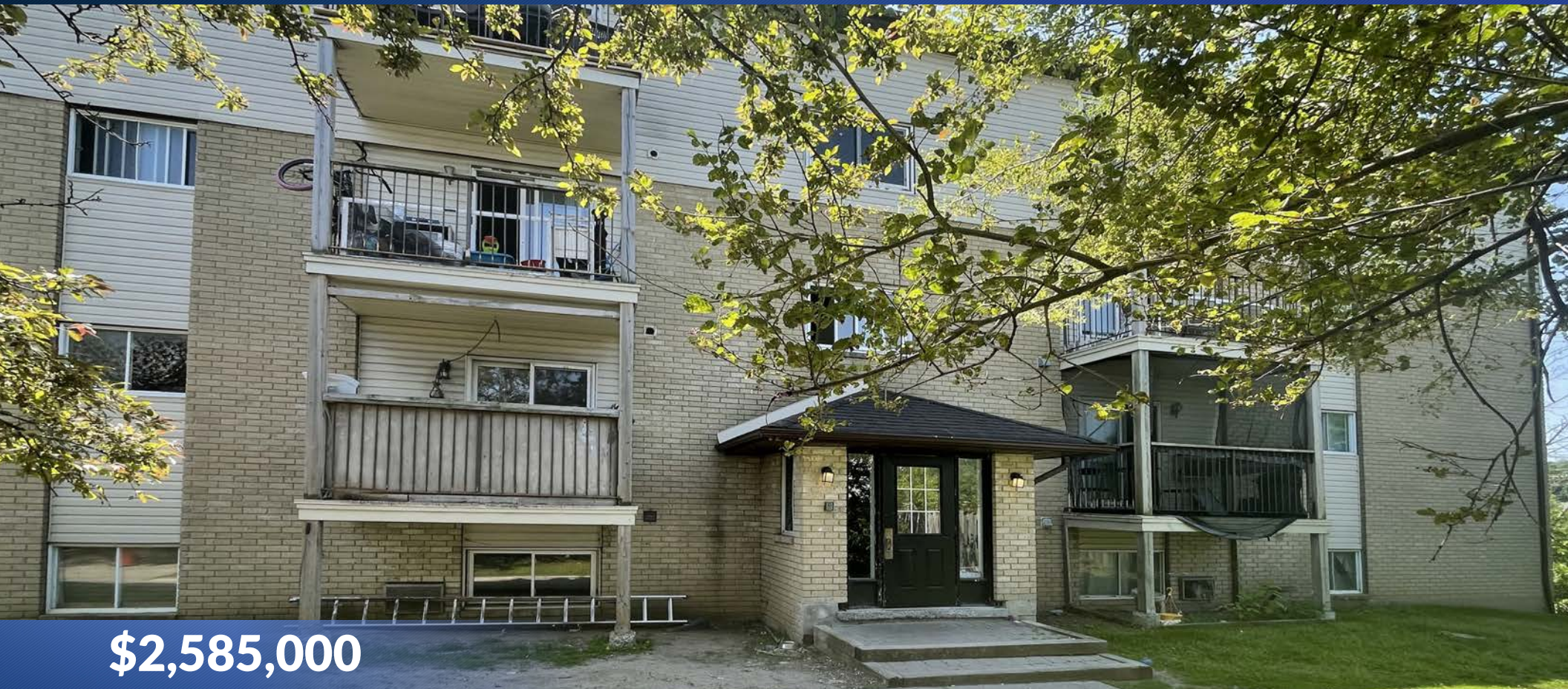


FOR SALE

104 CANNIFTON ROAD BELLEVILLE



\$2,585,000

16 UNIT MULTI-RESIDENTIAL INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- 16 Unit Apartment Building consisting of 12 x 2 Bedroom Apartments, and 4 x 1 Bedroom Apartments
- The property is strategically located in close proximity to transit and Highway 401, appealing to a wide profile of prospective renters
- The residential units are fully tenanted with significant upside in market rents

DAVID WORSLEY

Sales Representative

✉ dworsley@rtcr.com

📞 **613-453-5436**

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

**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

FOR SALE

104 CANNIFTON ROAD BELLEVILLE



SITE DETAILS

OFFICIAL PLAN	Residential
ZONING	C2
PARKING	16+/- spots
SITE DIMENSIONS	91.7 ft (frontage) x 170.6 ft (depth)
SITE AREA	16,770 sf (0.38 acres)
PIN	405180084
LEGAL DESCRIPTION	PT LT 8 W/S CANNIFTON RD, 9 W/S CANNIFTON RD PL SLEEPER PLOT THURLOW PT 1 - 4 21R9572; S/T QR557542; BELLEVILLE; COUNTY OF HASTINGS

BUILDING DETAILS

ROOF	Sloped Shingle
WALL SYSTEMS	Masonry Brick
FLOOR PLATES	Poured Concrete
ELECTRICAL	400 amp service
HEAT SOURCE	Electric
HOT WATER	Electrically powered Domestic Hot Water
WINDOWS	Single Pane Aluminum Frame
PLUMBING	ABS and Copper



FINANCIALS

INCOME

UNIT	SUITE TYPE	MONTHLY RENT	MARKET RENT	UTILITIES PAID BY TENANT	UTILITIES PAID BY OWNER
101	2 Bedroom	\$1,106	\$1,650	Heat & Hydro	Water & Sewer
102	2 Bedroom	\$1,087	\$1,650	Heat & Hydro	Water & Sewer
103	1 Bedroom	\$1,087	\$1,250	Heat & Hydro	Water & Sewer
104	2 Bedroom	\$1,650	\$1,650	Heat & Hydro	Water & Sewer
201	2 Bedroom	\$1,650	\$1,650	Heat & Hydro	Water & Sewer
202	2 Bedroom	\$1,195	\$1,650	Heat & Hydro	Water & Sewer
203	1 Bedroom	\$957	\$1,400	Heat & Hydro	Water & Sewer
204	2 Bedroom	\$1,650	\$1,650	Heat & Hydro	Water & Sewer
301	2 Bedroom	\$1,170	\$1,650	Heat & Hydro	Water & Sewer
302	2 Bedroom	\$930	\$1,650	Heat & Hydro	Water & Sewer
303	1 Bedroom	\$1,010	\$1,400	Heat & Hydro	Water & Sewer
304	2 Bedroom	\$1,098	\$1,650	Heat & Hydro	Water & Sewer
401	2 Bedroom	\$1,504	\$1,650	Heat & Hydro	Water & Sewer
402	2 Bedroom	\$1,067	\$1,650	Heat & Hydro	Water & Sewer
403	1 Bedroom	\$1,400	\$1,400	Heat & Hydro	Water & Sewer
404	2 Bedroom	\$1,608	\$1,650	Heat & Hydro	Water & Sewer
LAUNDRY	N/A	\$256	\$256		
PARKING		-	-		
MONTHLY TOTAL		\$20,424	\$25,506		
ANNUAL TOTAL		\$245,085	\$306,072		



FINANCIALS (CONT.)

EXPENSES

EXPENSE	ANNUAL COST	DESCRIPTION
PROPERTY TAXES	\$33,271	2023 Final Tax Amount
INSURANCE	\$12,878	Current Annual Premium
UTILITIES	\$15,000	12 Month Average for Main Account
REPAIRS & MAINTENANCE	\$16,000	\$1000/Unit/Year
PROPERTY MANAGEMENT	\$17,156	7% Gross Rent + HST
TOTAL	\$94,305	

Net Income (Current)
= \$150,779.60

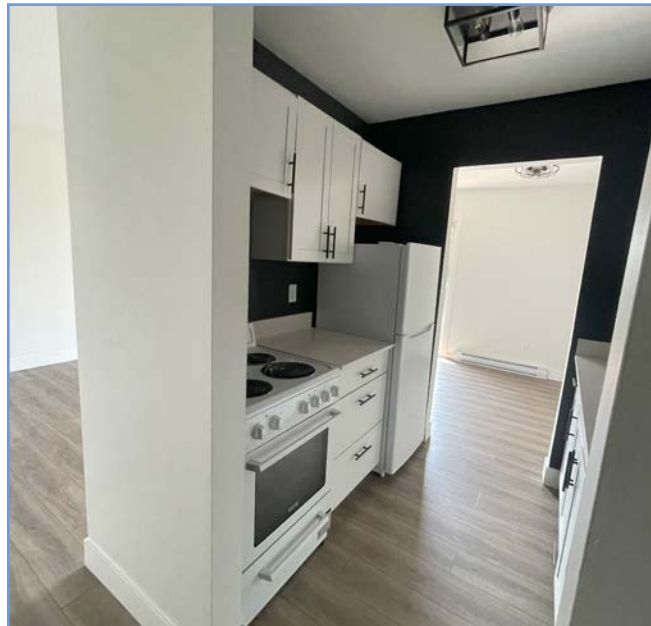
Net Income (Market)
= \$211,767.08



FOR SALE

104 CANNIFTON ROAD BELLEVILLE

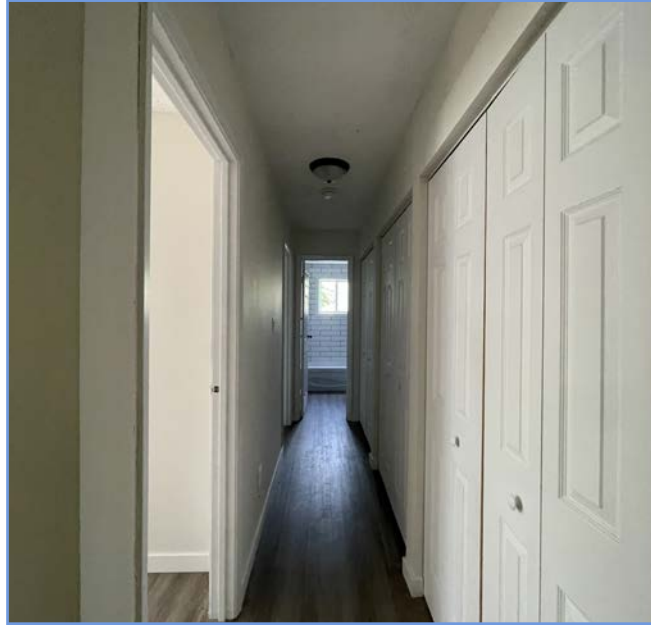
UNIT PHOTOS



FOR SALE

104 CANNIFTON ROAD BELLEVILLE

UNIT PHOTOS



FOR SALE

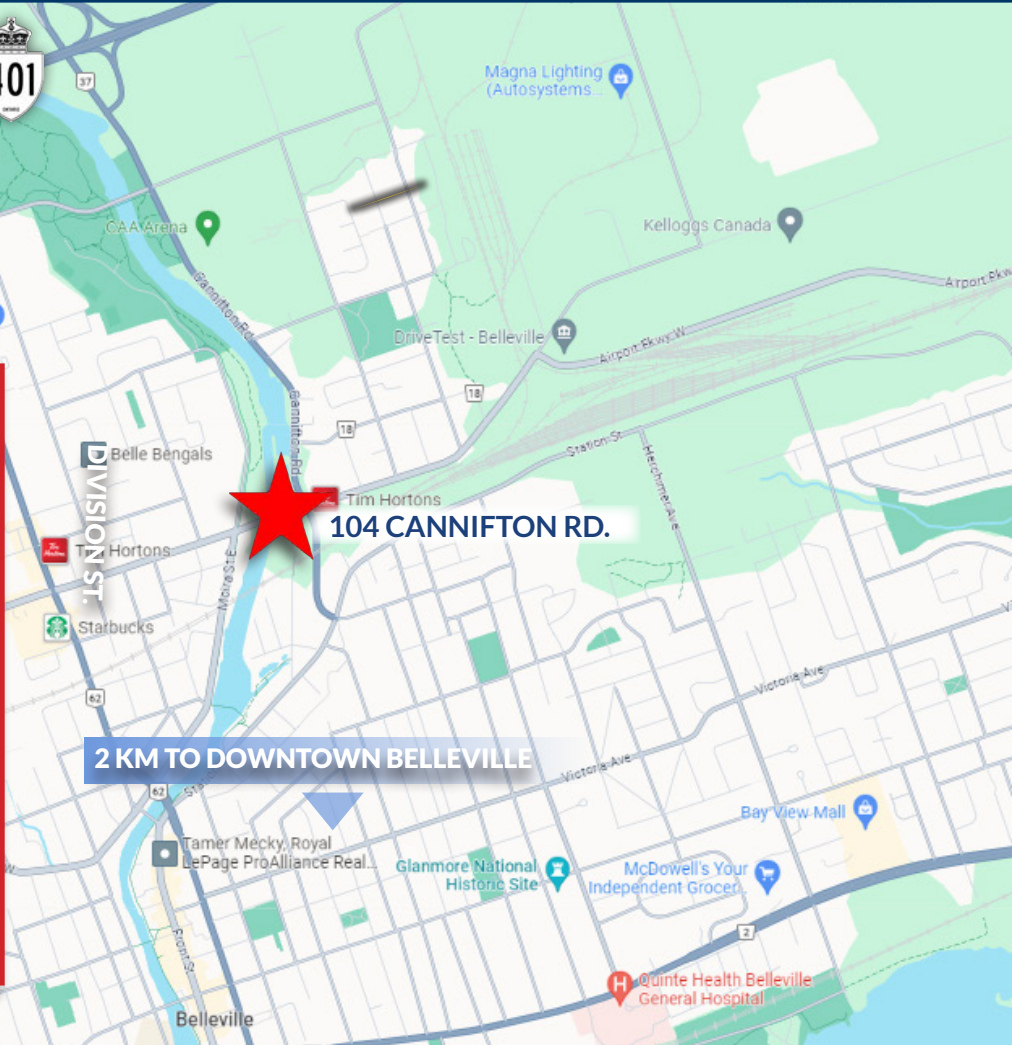
104 CANNIFTON ROAD BELLEVILLE

PHOTOS



FOR SALE

104 CANNIFTON ROAD BELLEVILLE



NEARBY AMENITIES

RESTAURANTS

- Quinte Restaurant
- Slapshot Bar & Grill
- Northway Restaurant
- Wimpy's Diner
- Quesada Burritos
- Pizza Hut

PARKS & RECREATION

- Lion's Park
- Riverside Park
- Memorial Park
- Planet Fitness
- Mindful Movements
- Pirate Ship Park

AMENITIES

- Tim Hortons
- Metro, FreshCo
- Dollarama
- Hillcrest Community Ctr
- Shoppers Drug Mart
- RBC, TD, BMO, Scotiabank

BELLEVILLE ONTARIO

- The Property is located just North of downtown Belleville.
- Minutes away from highway 401, and all high-demand amenities.
- Conveniently located on transit route with easy access to anywhere in the city.
- Belleville is a hub for a regional population of over 200,000. With a unique mix of small town charm and big city amenities, it is an ideal location for business and residents alike.
- Belleville's historic downtown boasts a diverse selection of independent restaurants and boutiques, with over 45 km of urban waterfront and rural trails

