

\$1,595,000 - 93-95 Lower Charlotte Street, Ottawa

MLS® #X12006603

\$1,595,000

10 Bedroom, 6.00 Bathroom,
Multi-family on 0.00 Acres

4002 - Lower Town, Ottawa, Ontario

Welcome to 93-95 Lower Charlotte, built around 1907. Since 2003, all systems were updated... electricity: 100 amp service to 300 amp ... plumbing: lead pipes and cast iron to copper and ABS... remove most lath and plaster and installed insulation and sheetrock (5/8), replaced flooring with hardwood, laminate, vinyl or ceramic throughout. Built 5 new bathrooms and 1 powder room. Installed 3 full kitchens. The back and side bricks were replaced by vinyl siding and hardy-board. The front bricks and wooden entrance was replaced by new bricks and concrete stairs and landing. A rooftop deck, second floor balcony and a deck off of the 93 kitchen.

93-95 Lower Charlotte is a legal non-conforming Triplex... 93 Lower Charlotte has 2 bedrooms, 1-4pces en-suite and 1-powder room. Approx. 1,400 sq. ft. The main floor has Living/Dining area, powder room, renovated kitchen with access to large private deck. The second floor has a Master bedroom with access to balcony, walk-in closet and 4-pces ensuite, laundry room and a second bedroom with a Murphy bed. 95 Lower Charlotte has 2 bedrooms, a 4-pces bathroom and a kitchen on the main floor. On the second floor, there are 3 bedrooms, a 4-pces bathroom and a kitchenette with access to the front balcony. The third, located on third floor of 93-95 has private access from the back entrance. This unit 3 bedrooms, 2 3-peices bathrooms and a kitchen/living area. This unit has exclusive use of the roof-top deck with



BBQ. TOTAL EXPENSES: Taxes - \$11,699.00, Wifi - \$1,573, Hydro - \$2,690.00, Water - \$1,713.43, Gas - \$3,656.70 , Insurance: \$5243.00 Total Operating Expenses is: \$26,575.00. RENTAL REVENUES: Unit -1 at 93 : \$2600 mth, Unit -2 at 95 : \$3450.00, Unit - at 93-95 : \$2350. TOTAL Rental Income: \$8,400 * 12 = \$100,800.00 (rent includes all utilities) Net Operating Income (NOI) is \$74,225.00. Capitalization Rate is : 4.4 (\$74,225.00 / \$1,695,000) There are 4 legal Parking spaces. (id:6289)

Essential Information

Listing #	X12006603
Price	\$1,595,000
Bedrooms	10
Bathrooms	6.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	93-95 Lower Charlotte Street
Subdivision	4002 - Lower Town
City	Ottawa
Province	Ontario
Postal Code	K1N8J9

Amenities

Amenities	Public Transit, Schools
Utilities	Cable, Electricity
Features	Lane, Carpet Free
Parking Spaces	4
Parking	No Garage
View	City view

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	38 x 81.9 FT
Foundation	Stone

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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