

\$695,000 - 215 Broadway Avenue, Welland (broadway)

MLS® #X12390268

\$695,000

11 Bedroom, 8.00 Bathroom,
Multi-family on 0.00 Acres

772 - Broadway, Welland (broadway), Ontario

Large duplex with a front 6-bedroom apartment (currently fully rented by the bedroom to six good long term tenants) and a rear 5-bedroom apartment (currently owner occupied which could be vacated on closing or rented to the seller if the buyer wishes). This former church building offers a very spacious owner occupied rear unit with 5 bedrooms, kitchen, dining room, living room, laundry, pantry and 3 pc bathroom plus a large patio area and rear parking. The front of the building has a very large 6 bedroom unit, currently rented, with each bedroom having its own 2 pc washroom (5 rooms @ \$700/month and 1 room @ \$630/month on next increase). Tenants in the front unit share a kitchen, living room and 3 pc bathroom with shower. The rear owners unit could be rented for an additional \$3,000 or more a month. Updates include roof shingles 2019, two high efficient furnaces 5-6 yrs old and central air. Electric hot water tank is owned, gas one is rented. 600 amp updated electric service. Some parking. Owner is willing to stay on and rent the rear unit and manage the 6 rooms that are currently rented or he can vacate on closing if the buyer wishes. Current rental income \$46,240 (in the front unit only) with expenses of property taxes \$2930, hydro \$4870, gas \$3760, rental water heater \$540, water \$2530. Buyer can live in the beautiful and spacious rear owners unit and let the tenants in the front unit pay the bills including the mortgage! (id:6289)



Essential Information

Listing #	X12390268
Price	\$695,000
Bedrooms	11
Bathrooms	8.00
Half Baths	6
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	215 Broadway Avenue
Subdivision	772 - Broadway
City	Welland (broadway)
Province	Ontario
Postal Code	L3C5L7

Amenities

Amenities	Public Transit, Park
Utilities	Cable, Electricity, Sewer
Features	Wooded area, Flat site, Wheelchair access, In-Law Suite
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater, Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	50 x 130 FT
Foundation	Poured Concrete

Listing Details

Listing Office	WOW REALTY GROUP
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