

\$1,500,000 - 245 Mattawa Street, North Bay (west End)

MLS® #X12411443

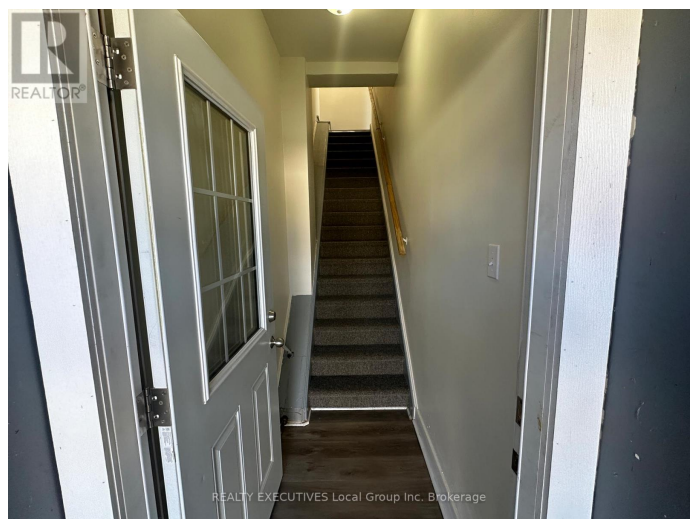
\$1,500,000

0 Bedroom, 0.00 Bathroom, 8,950 sqft

Multi-family on 0.00 Acres

West End, North Bay (west End), Ontario

Turnkey Investment opportunity with main floor 3 commercial/industrial units plus 5 residential apartments fully updated and turn key. Zoned M-2, this building has seen numerous upgrades to each residential unit plus a fire retrofit inspection 2024, updated hot water boiler in 2017. Residential apartments are 2x3 bedrooms and 3x2 bedrooms, all of which have seen large renovations and updates including kitchens, bathrooms, flooring, lighting, trim, 4 built in all in one laundry machines and most windows. The 3 commercial industrial units are 2075 Sqft, 1700 sqft and 700 sqft with high ceilings and 3 grade loading doors. Whole building is gas hot water and tenants rents are all inclusive except for the hydro cost. Actual Income and expense sheet available including management fees on the residential units, vacancy and maintenance allowances. Other supporting documentation upon request, legal non conforming building, Gross Income \$175113 with Net income \$115,928 and a Cap Rate of 7.73 including vacancy, utilities, taxes, maintenance and a 7% property management line. A detailed income and expense statement is available, additional supporting documentation provided upon request. (id:6289)



Essential Information

Listing # X12411443

Price	\$1,500,000
Bathrooms	0.00
Square Footage	8,950
Acres	0.00
Type	Multi-family

Community Information

Address	245 Mattawa Street
Subdivision	West End
City	North Bay (west End)
Province	Ontario
Postal Code	P1B4M2

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size
Parking Spaces	14

Interior

Appliances	Water Heater
Heating	Natural gas Hot water radiator heat
Cooling	None

Exterior

Lot Description	164.7 x 37.03 FT
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Listing Details

Listing Office	REALTY EXECUTIVES Local Group Inc. Brokerage
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