



20 WANDA Road, St. Catharines, L2T 1S4

Commence Dt: **02/12/2021**

Status: **Active** Prev Price:
 MLS®#: **40064908** Region: **Niagara**
 Alt. MLS®#: Municipality: **St. Catharines (4)**

Status: **Active**
 Price: **\$1,495,000**
 DOM: **13**
 Price Code: **For Sale**

Neighbrhd: **Burleigh Hill (451)**
 Ownrshp Type: **Freehold** Lot Frontage: **40.00 Ft**
 Property Type: **Multi-Residential** Lot Depth: **133.00 Ft**
 Sub Type: **6-11 Units** Lot Shape: **Rectangular**
 Fronting On: **North** Lot Irregularities:
 Taxes: **\$7,118/2020** Sq Ft / Src: **3,718 / Public ReAge: 31-50 Years**
 Cross Street:
 Directions: **St. David's Street W, turn onto Pint Street N onto Wanda Road.**

Property Details

Exterior

| | | | | | | | | |
|---------------------|--|--------------|-----------------|----------------|-----------------------------|-----------------------|--------------|--|
| Accessible: | No | Type: | Detached | Foundation: | Concrete Block | Amps: | | |
| VisitAble: | | Style: | Urban | Year Built: | | Volts: | | |
| Soil Type: | | Location: | | Sq Ft/Src: | 3,718/Public Records | | | |
| Exterior Finish: | Brick | Pool: | | Acres: | less than .50 | Sewers: | Sewer | |
| Driveway/Park Spcs: | 6.0 | Waterfront: | | Roof Type: | Flat | Zoning: | R4 | |
| Parking Type: | | Water Meter: | | Shingles Rplc: | | Recreational Use: | | |
| Driveway/Parking: | Gravel | Water Type: | | Water Source: | Municipal | Retirement Community: | | |
| Garage Spaces: | | | | | | | | |
| Garage/Parking: | Reserved/Assigned | | | | | | | |
| Area Influences: | Park, Place of Worship, Public Transit, Schools | | | | | | | |

Interior

| | | | | | | | |
|--------------------|--|------------|--|--------------|----------------------|-----------------|----------------------|
| Basement Size: | Full | Fireplace: | | Heat Source: | | Elevator: | |
| Basement Finish: | Fully Finished | FP Stove: | | Heat Type: | Gas Hot Water | Laundry Access: | Coin Operated |
| Basement Features: | | | | A/C Type: | None | Pets Permit: | |
| Rental Items: | Hot Water Heater | | | | | UFFI: | |
| Interior Features: | Other (see Remarks), Separate Hydro Meters | | | | | | |
| Inclusions: | SMOKEDETECTOR; | | | | | | |
| Listing Brokerage: | <u>Sotheby's International Realty, Brokerage, Brokerage</u> | | | | | | |

Multi-Residential Information

| | | | | | | | |
|-------------------|----------|------------------|-----------------|------------------|----------------------|--------------------|--|
| # Storeys: | 3 | Gross Rent Inc: | \$70,459 | Leases: | Yes | Vacancy Allowance: | |
| Type of Dwelling: | | Rent Registered: | | Laundry: | Coin Operated | | |
| Current Bldg Use: | | | | Fire Protection: | | | |
| Tenant Pays: | | | | | | | |

Directions: **St. David's Street W, turn onto Pint Street N onto Wanda Road.**

Public Remarks: **Offered for the first time in 10 years. In a quiet treed area in South St. Catharines close to the Pen Centre, Sobey's, Brock University, this six - two bedroom unit apartment building, all the same layout with surprisingly large rooms is being offered for sale. Most units have been recently updated. Individual hydro meters, exceptionally well kept building and managed by a professional property management company. Parking for six cars in the rear of the building. This is one of a kind. Statements of income and expenses upon request.**

Prepared By: **Andrew Bridgman**

Client Full Report

Date Printed: **02/25/2021**