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Next OH: **Public: Sun Apr 22, 2:00PM-4:00PM**

**151 Brant Street W, Orillia, L3V 3N8**

Commence Dt: **04/17/2018** Price: **\$563,000**  
 Status: **Active** DOM: **1**  
 MLS®#: **H4024343** Prev Price: Price Code: **For Sale**  
 Alt. MLS®#: Region: **Simcoe County** Rooms:  
 Neighbrhd: **OL01 - Orillia** Municipality: **OL - Orillia** Bedrooms: **(+)**  
 Ownrshp Type: Lot Frontage: **116.58 Feet** 2 pc Baths:  
 Property Type: **Multi-Residential** Lot Depth: **110.00 Feet** 3 pc Baths:  
 Sub Type: **4 Units** Lot Shape: **Irregular** 4 pc Baths:  
 Fronting On: Lot Irregularities: 5+ pc Baths:  
 Taxes: **\$4,010/2017** Sq Ft: **2,875** Age: **51-99 Years**  
 Cross Street: **Cameron Street**

**Property Details**

**Exterior**

Accessible: Type: **Detached** Foundation: **Concrete Block**  
 VisitAble: Style: **2 1/2 Storey** Year Built: Amps:  
 Soil Type: **Clay, Loam** Location: **Urban** Sq Ft/Src: **2,875/Public Records** Volts:  
 Exterior Finish: **Aluminum Siding, Brick, Vinyl Siding**  
 Driveway/Park Spcs: **4.0** Pool: **None** Acres: **less than .50** Sewers: **Sewer**  
 Parking Type: Waterfront: Roof: **Asphalt Shingle** Zoning: **HR**  
 Driveway/Parking: **Gravel** Water Meter: Yr Roof Replc:  
 Garage Spaces: **0.0** Water Type: Water Source: **Municipal** Recreational Use:  
 Garage/Parking: **None** Retirement Community:

**Interior**

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:  
 Basement Finish: **Fully Finished** FP Stove: Heat Type: **Forced Air** Laundry Access: **Coin Operated, Shared**  
 Basement Features: A/C Type: **None** Pets Permit:  
 Rental Items: **Hot Water Heater** UFFI: **No**  
 Inclusions: **ALL EXISTING FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER/DRYER, WINDOW COVERINGS, AND ELFS**  
 Exclusions: **TENANT PERSONAL BELONGINGS**  
 Listing Brokerage: **Streetcity Realty Inc., Brokerage**

**Multi-Residential Information**

# Storeys: **3** Gross Rent Inc: Leases: **No**  
 Type of Dwelling: **2 1/2 Storey** Rent Registered: Laundry: **Coin Operated, Shared**  
 Current Bldg Use: Vacancy Allowance:  
 Tenant Pays: **Cable TV** Fire Protection: **Alarm, Carbon Monoxide Detector, Smoke Detector**

<b>1</b>	Full Baths: <b>1</b>	Bedrooms: <b>1</b>	Sq Ft: <b>800</b>	Appliances: <b>Refrigerator, Stove</b>
	Half Baths: <b>0</b>	Rooms: <b>0</b>	Occupied: <b>Yes</b>	
<b>2</b>	Full Baths: <b>1</b>	Bedrooms: <b>3</b>	Sq Ft: <b>1,150</b>	Appliances: <b>Refrigerator, Stove</b>
	Half Baths: <b>0</b>	Rooms: <b>0</b>	Occupied: <b>Yes</b>	
<b>3</b>	Full Baths: <b>1</b>	Bedrooms: <b>3</b>	Sq Ft: <b>925</b>	Appliances: <b>Refrigerator, Stove</b>
	Half Baths: <b>0</b>	Rooms: <b>0</b>	Occupied: <b>Yes</b>	
<b>4</b>	Full Baths: <b>1</b>	Bedrooms: <b>1</b>	Sq Ft: <b>0</b>	Appliances: <b>Refrigerator, Stove</b>
	Half Baths: <b>0</b>	Rooms: <b>0</b>	Occupied: <b>Yes</b>	

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Directions:

**Coldwater Rd West to Cameron Street, left on Brant**

Public Remarks:

**This income property is a must see. A four-plex with positive cash flow running at a 6%+Cap Rate. It is**

located in a mature cozy neighborhood with great views of the lake from the top floor. It has been consistently tenanted because of its updated units and its proximity to local amenities. Call LA for information on current tenancy. Updates electrical, plumbing, French (weeping) tile and loft in 2014/15. Don't miss out on this great investment property.

Prepared By: Andrew Bridgman

Client Full Report

Date Printed: 04/18/2018

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**Active**



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