

124-130 Elm Ave, Windsor ON



6 Plex For Sale
4 x 1 bed & 2 x 2 bed units

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For More Investments Visit
www.teamfallea.com



Property Details

THIS WELL MAINTAINED 6 UNIT BUILDING IS JUST STEPS FROM RIVERSIDE WATERFRONT & A SHORT DRIVE TO UNIVERSITY OF WINDSOR & ST CLAIR COLLEGE DT CAMPUS. FEATURING 4 X 1 BED & 2 X 2 BED UNITS. 1 UNIT HAS ITS OWN FURNACE & OTHER 5 UNITS HAVE GAS WALL HEATERS. 6 X GAS & 6 X HYDRO METERS, EACH UNIT HAS INDIVIDUAL OWNED HWT. CONVENIENTLY LOCATED NEAR RESTAURANTS, SHOPPING, SCHOOLS, PARKS/WALKING TRAILS, THE U.S TUNNEL & BRIDGE AND MUCH MORE. 24 HRS NOTICE REQUIRED FOR ALL SHOWINGS AS LTA APPLIES, CONTACT US TODAY FOR MORE INFORMATION & TO BOOK A PRIVATE SHOWING!

Rent Roll & Income

Unit	Suite	Rent
124 Lower	1 BR	Previous rent \$900.00 ++ Currently vacant
124 Upper	1 BR	\$820.00++
126 Upper	1 BR	\$603.21 inc
126 Lower	1 BR	\$1,200.00++
128 Upper	2 BR	\$620 inc
128 Lower	2 BR	\$900.00++

Income	
Monthly rent	\$5,043.00
Potential yearly gross income	\$60,516.00
Asking Price	\$799,000.00

Expenses

Approximate Expenses	
Property tax	\$4,237.50
Insurance	\$8,374.00
Hydro	\$2,050.00
Gas	\$1,564.00
Water	\$2,412.00
Total expenses	\$18,637.00

Additional Info:

- Gas & Hydro meters are separated
- Better value as most tenants pay their own utilities
- Laundry income not factored, adds further benefit

[Click Here For More Info!](#)



Modern Finishes & Updates!





Clean & Spacious Bedrooms

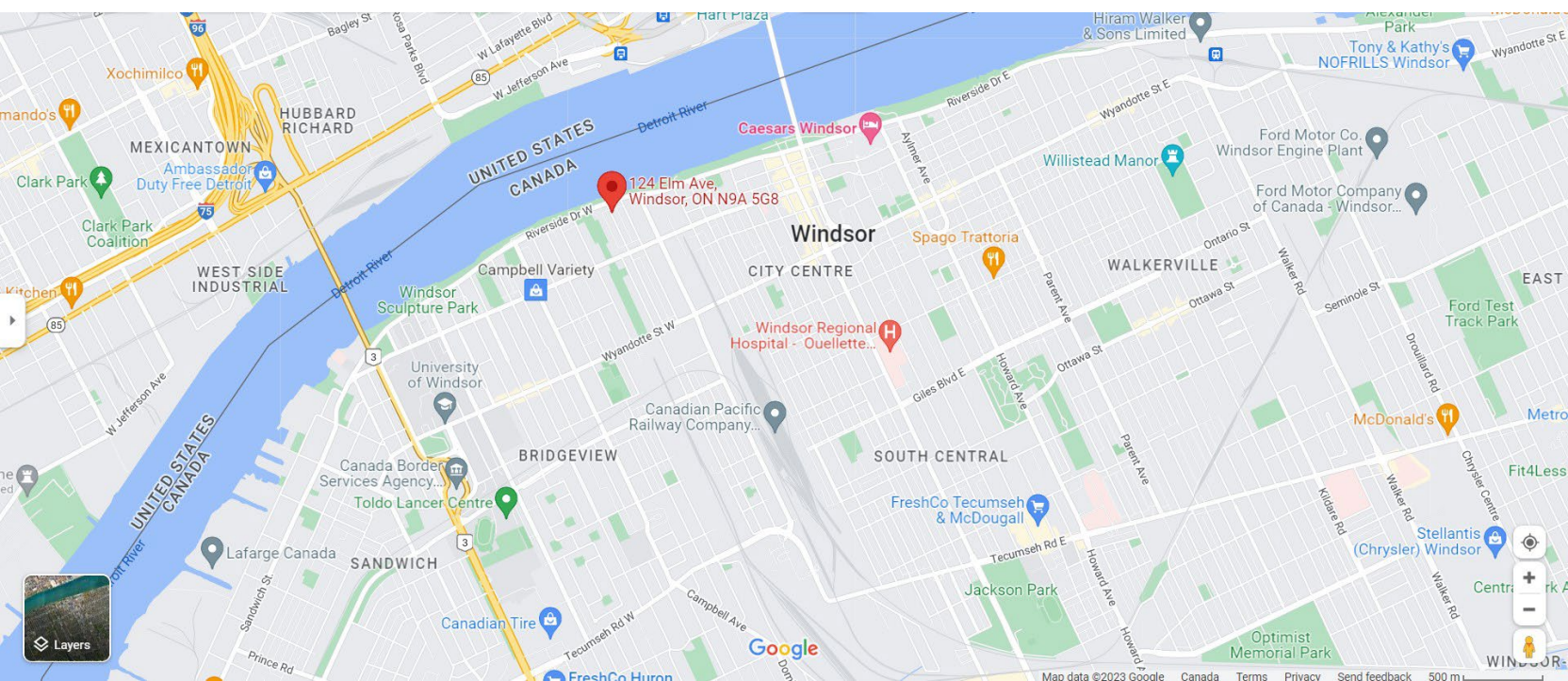




Lots Of Natural Light



Property Location





124 Elm Avenue

Windsor, ON
HOODQ ADDRESS REPORT™

Joe Fallea
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<http://www.wereteam.com>

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Dougall Avenue PS
Designated Catchment School
Grades PK to 8
811 Dougall Ave

Westview Freedom Academy SS
Designated Catchment School
Grades 9 to 12
1375 California Ave

Giles Campus French Immersion PS
Designated Catchment School
Grades PK to 8
874 Giles Blvd E

ÉSC de Lamothe-Cadillac
Designated Catchment School
Grades 7 to 12
1775 Totten St

ÉE L'Envolée
Designated Catchment School
Grades K to 6
1799 Ottawa St

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



Windsor Sculpture Park
Riverside Drive
1 min



Centennial Park
Riverside Drive West
6 mins



Wellington Park
352 Wellington Street
5 mins



FACILITIES WITHIN A 20 MINUTE WALK
1 Playground
1 Fishing Location
1 Pool
4 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 52 minute walk away.

Nearest Rail Transit Stop
Windsor

Nearest Street Level Transit Stop
Riverside at Oak



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.9km.

Windsor Regional Hospital - Ouellette Campus
1030 Ouellette Ave

Fire Station
815 Goyeau St

Police Station
150 Goyeau St

HoodQ

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