Austin & Austin Realty Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone **(807) 223-6215**



$395,000	114 Orvis Street	61' x 131'

Here is your opportunity to own a solid investment property. This fourplex has 4 - two bedroom apartments. Fridges & stoves included in each unit, coin operated laundry for tenants to share. Lots of parking for tenants and some recent updates to the lower level units that include flooring, bathrooms and some of the kitchen cabinets. Currently both upper floor units are occupied and both lower level units are vacant.

Listing Sales Representative: Brenda De Smit H-1834

Apartment 1 Kitchen



Apartment 1 Living Room



Apartment 1 Bedroom



Apartment 1 Bathroom



Apartment 2 Kitchen



Apartment 2 Living Room



Apartment 2 Bedroom



Apartment 2 Bedroom



Apartment 3 Kitchen



Apartment 3 Living Room



Apartment 3 Bedroom



Apartment 3 Bathroom



Apartment 4 Kitchen under current renovation



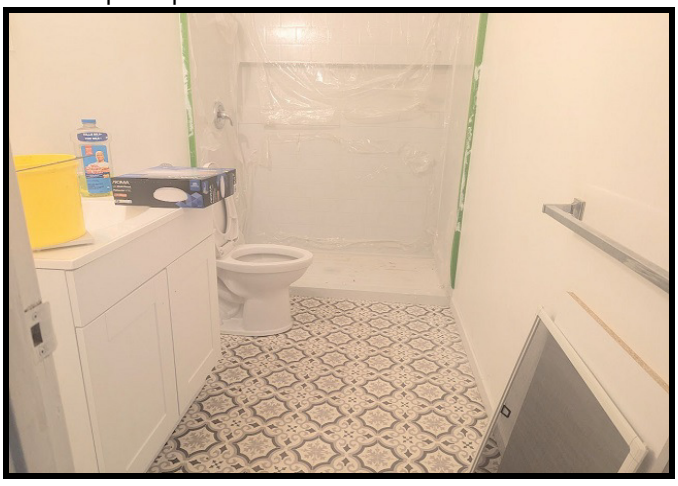
Apartment 4 Living Room (lower kitchen cabs)



Apartment 4 Bedroom



Apt 4 3pc shower under current renovation



Back of Building



Main Entrance, Separate access to all 4 Units



Coin Operated Laundry for Tenants to Share



Furnace



Electrical



List Price: $395,000 ***Address:*** 114 Orvis Street

File Number: H-1834 ***Zoning:*** R1 (legal non-conforming)

Legal: Pin # 420850294

Lot Size: 61.79' x 131.5' +/- ***Taxes:*** $3,732 (2026)

House Size: 1,652 +/- ***MPAC Assessment:*** $184,000

Estimated Age: 1960 ***Style:*** 4-Plex

Exterior Finish: Stucco ***Roof Cover/Age:*** Shingles (2008)

Driveway: Gravel ***Window Style:*** Mixed

Foundation: Block ***Basement Size:*** Full

Basement Finish: 2 Units, coin operated laundry for tenants, utility room

Heat/Cost: F/A Gas $1,219.43 ***Plumbing:*** Mixed

H.W.T. Owned (2 tanks) ***Garage:*** None

Panel: _____ ***amp panel*** ***Consumption:*** $5,302 (includes total for all 5 meters)

Detached Units: Storage shed for tenants

Septic System: City metered services ($2,500 per year +/-)

Water System: City metered services

Rooms		***Bedrooms***	
Kitchen:		***1:***	
Dining Room:		***2:***	
Living Room:		***3:***	
Other:		***4:***	
Baths:		***5:***	

Inclusions:

All Information contained herein is from sources deemed reliable, but no responsibility is assumed regarding complete accuracy thereof.

114 Orvis Street

H-1834

Great opportunity to own your next investment property that is centrally located.

4–two bedroom units, currently both upper level units are occupied and both lower level units are vacant.

Plenty of parking for all your tenants.

Landlord currently pays heat, hydro and water.

There are separate hydro meters for each unit and an additional meter for the common areas and both hot

water tanks.

Past annual Income when fully occupied was $49,000 +/-

Annual Hydro $5,300 +/-

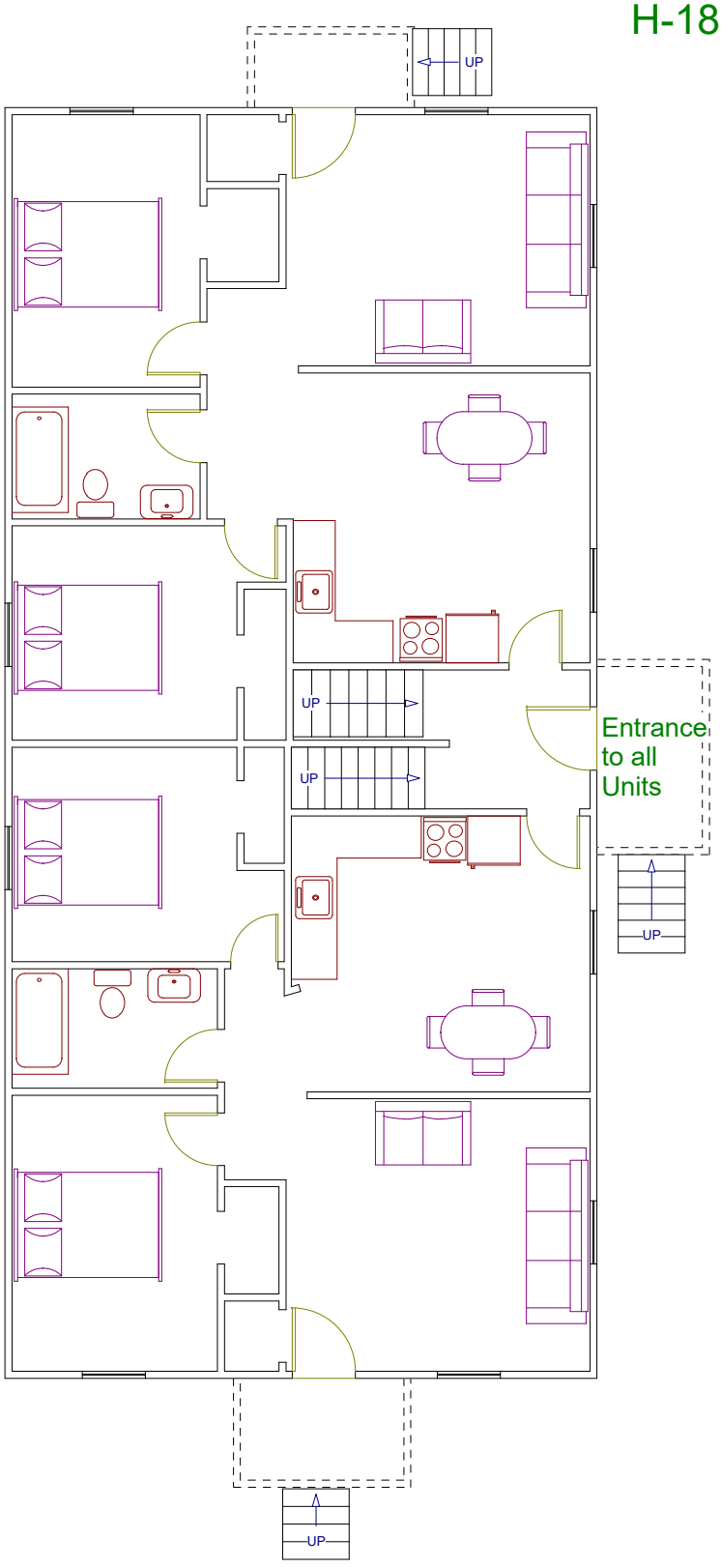
Annual Insurance $4,447 +/-

Annual Enbridge $1,219 +/-

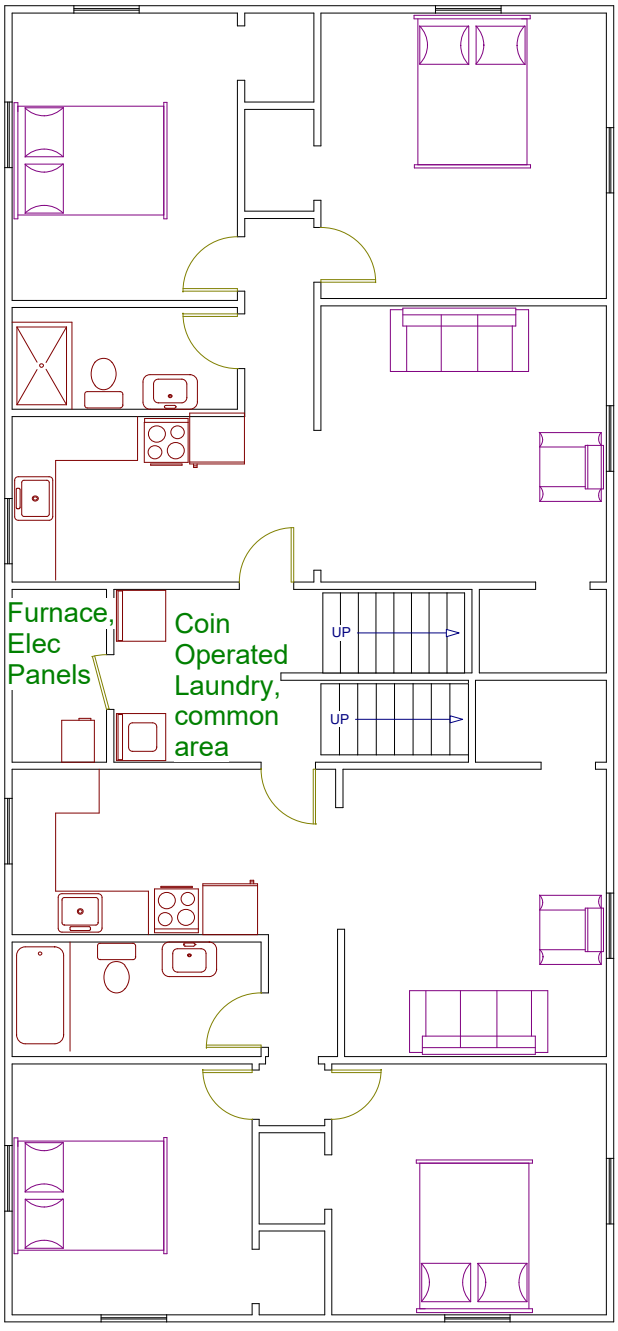
Annual Sewer/Water $2,468 +/-

Annual Property Tax $3,732

114 Orvis Street
H-1834



Main Floor Upper Units



Lower Level Bsmt Units

Measurments are not exact, for buyer to verify. Furniture & applicances are not included, for display only.