

FEATURES & UPGRADES



48 DELAWARE AVE



GOLDEN TRIANGLE



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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GOLDEN TRIANGLE

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APPROX. MONTHLY UTILITIES: HYDO: \$100/M | ENBRIDGE:\$500/M | WATER&SEWER: \$300/M
2022 PROPERTY TAX AMOUNT: \$11,968.26 | INSURANCE \$4,413 + HST/YR

UPGRADES/RENOVATIONS:

CURRENT RENTS:

Unit 1: \$2,950/M

- Tenant pays electricity
- for first 12 months up to \$100/M in hydro is covered - anything above that amount will be the responsibility of the tenant to pay the landlord
- One outdoor parking spot included
- Lease commencement: 2023/04/01
- 1 year term

Unit 2: \$2,300/M

- Tenant pays electricity
- Use of shed
- One outdoor parking spot included
- Lease commencement: 2022/07/01
- 1 year term

Unit 3: \$1,850/M

- Tenant pays electricity
- No parking
- Lease commencement: 2022/09/01
- 1 year

Basement Unit:

- Vacant

BUILDING INFO:

- 1 Gas Meter
- Boiler System
- 4 Hot Water Tanks: Owned
- 4 Hydro Meters
- 4 Electrical Panels

EXTERIOR UPGRADES:

- New windows (except for unit 2)
- New siding on back addition 2023
- New flat roof 2023
- New back deck 2023

INTERIOR UPGRADES IN UNIT(S) 1,3 & BASEMENT:

- Kitchen renovation + new appliances
- Stone countertops
- New flooring
- Bathroom renovation w walk in shower(s)
- New interior paint

