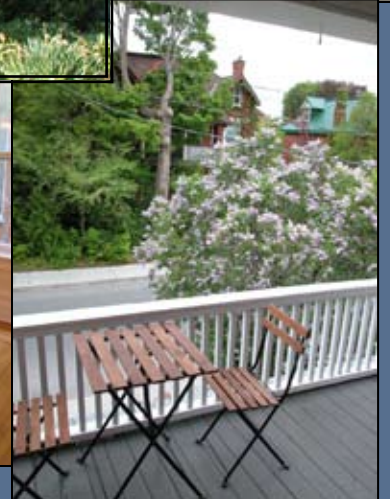
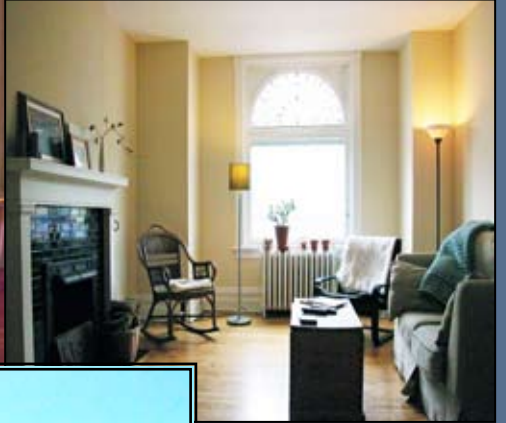




NANCY BENSON PRESENTS...  
Sales Representative

# 103-105 STRATHCONA AVENUE

“GLEBE TRIPLEX”  
\$679,000



  
**KELLER WILLIAMS**  
OTTAWA REALTY LTD.  
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6  
DIRECT: 613.747.4747 • PHONE: 613.788.2554 • FAX: 613.788.2555  
WEB: [www.nancybenson.com](http://www.nancybenson.com) • EMAIL: [nancy@nancybenson.com](mailto:nancy@nancybenson.com)

# 103-105 STRATHCONA AVENUE

## \$679,000

Situated in the heart of one of Ottawa's most sought after neighbourhood "The Glebe," this handsome brick Victorian Triplex is surrounded by beautiful mature trees and lush perennial gardens. The Rideau Canal, Central Park and Patterson Creek are all just a short stroll away and the perfect location for a summer picnic. Enjoy the numerous eclectic boutiques and restaurants in one of the cities most premier shopping districts along the Bank Street Promenade.

This property has been lovingly maintained throughout the years, with its solid stone foundation and heritage red brick construction with period style handcrafted wood facia and stunning stained glass accent windows. The spacious main floor apartment with its private entrance, offers 3 bedrooms & a wood burning fireplace, which makes it perfect as an owner occupied unit. The two bedroom (second floor) apartment also features a wood burning fireplace and an attractive south facing balcony perfect for BBQing. The spacious third floor one bedroom apartment features an eat-in kitchen & a window alcove perfect for a computer work station. All apartments have modern kitchens, updated bathrooms and beautiful hardwood floors making this triplex one of the most attractive to prospective tenants.

### UNIQUE FEATURES OF THIS PROPERTY

- Inviting covered veranda welcomes you to the property
- Private paved driveway with detached double car garage and additional interlocking brick parking pad provides parking for each of the units
- Subtle architectural details include brick accent designs, stained glass windows and heritage roof cornices all echo back to the Victorian era
- Beautifully refinished hardwood, period mouldings, wide baseboard & heritage trim in each of the apartments
- Elegant wood burning fireplaces with wood mantles and brick hearths in both the first and second floor units
- Numerous built-ins in each of the apartments
- Renovated kitchens feature pristine white cabinetry, stainless steel sinks, new counter tops. Apartments one & two have sheet flooring installed while apartment three has hardwood flooring
- All bathrooms have updated modern fixtures, white apartment retains the charm of a claw foot bathtub.
- Apartments one and two offer large formal living and dining rooms that are perfect for entertaining
- Shared laundry and storage in the basement

### RECENT UPDATES INCLUDED

- Landscaping of front garden and interlock brick parking pad
- Water service pipe to home has been replaced
- Stone foundation repointed, concrete foundation parged
- Roof shingles replaced and membrane installed on flat roof in 2003
- Front veranda wood decking replaced and painted
- Insulated third floor roof and dormers
- Insulated metal entry doors with glass insert installed on Unit 103 & 105 plus metal basement door installed
- Electrical breaker panel installed for apartment two and three in 2003
- Sheet flooring recently installed in the kitchen and bathroom of Apartment two
- Kitchen counter tops and additional cabinets installed
- Apartment one and two recently painted

### PROPERTY DETAILS

<b>Legal Description:</b>	Plan 58775 Part Lots 38, 39 Strathcona North
<b>Lot Size:</b>	47.50 feet x 96.17 feet
<b>Survey:</b>	1984 - On file
<b>Parking:</b>	Double car garage with driveway
<b>Heating:</b>	Hot water, Gas
<b>Inclusions:</b>	4 Fridges, 3 Stoves, Washer & Dryer
<b>Exclusions:</b>	All items belonging to tenants
<b>Rental:</b>	3 Hot water tanks
<b>Possession:</b>	Apartment One Immediate, Apartment two and three as per tenancy

The enclosed information is believed to be accurate, but it is not warranted

# 103-105 STRATHCONA AVENUE

## "GLEBE TRIPLEX"

### ANNUAL 2007 OPERATING INCOME AND EXPENSES

Income		Expense	
Apartment # 1	\$18,000. <sup>00</sup>	Property Tax (2008):	\$7,181. <sup>11</sup>
Apartment # 2	\$14,436. <sup>00</sup>	Building Insurance:	\$1,780. <sup>92</sup>
Apartment # 3	\$11,400. <sup>00</sup>	Water/Sewer Charges:	\$1,045. <sup>97</sup>
<b>Gross Income:</b>	<b>\$43,836.<sup>00</sup></b>	Heating:	\$2,643. <sup>09</sup>
Less Vac/Bad Debt (2%):	\$876. <sup>72</sup>	Gas:	\$431. <sup>52</sup>
<b>Effective Rental Income:</b>	<b>\$42,959.<sup>28</sup></b>	Hydro:	\$971. <sup>85</sup>
		Maintenance (5%):	\$2200. <sup>00</sup>
		Snow Removal:	\$262. <sup>50</sup>
<b>Net Operating Income (NOI):</b>	<b>\$26,441.<sup>32</sup></b>	<b>Total Operating Expenses:</b>	<b>\$16,516.<sup>96</sup></b>
		<b>Operating Expense Ratio:</b>	<b>38.5%</b>
		<b>CAP Rate:</b>	<b>3.9%</b>
		<b>Net Income Multiplier:</b>	<b>25.7</b>

Apt.	Occupancy (Leases)	Current Rent	With Rental Increases (%)	Projected Rental Amount	Heat	Hydro	Gas (for HWT)	Parking
1	Vacant, was Owner Occupied	\$1500.00 (expected)	2008 1.4	\$1521.00	Landlord	Tenant	Tenant	Incl.
2	Month to Month	\$1203.00	2004 2.9 2005 1.5 2006 2.1 2007 2.6 2008 1.4	\$1334.62	Landlord	Tenant	Tenant	Incl.
3	Month to Month	\$950.00	2007 2.6 2008 1.4	\$988.35	Landlord	Tenant	Tenant	Incl.
		<b>Current Income</b>	<b>43,836.00</b>	<b>Projected Income</b>	<b>46,127.64</b>			



### APARTMENT 1

<b>Hallway:</b>	Hardwood floor, built-in cabinet and drawer system, door to foyer	<b>Bedroom/Office:</b>	Hardwood floors, single closet with shelving
<b>Living Room:</b> 16' <sup>4</sup> " x 13' <sup>2</sup> "	Hardwood floors, wood fireplace, antique light fixture	<b>Dining Room:</b> 14' <sup>4</sup> " x 13' <sup>5</sup> "	Hardwood floors, antique light fixture
<b>Bathroom:</b>	3-piece, sheet flooring, pedestal sink, European tub and shower combination with tiled enclosure	<b>Kitchen:</b> 16' x 8' <sup>8</sup> "	Hardwood floors, lighting over sink, halogen track lighting, tiled backsplash, stainless steel sink, pantry
<b>Bedroom:</b> 12' <sup>1</sup> " x 8' <sup>8</sup> "	Hardwood floors, overhead lighting, walk-in clothes closet, built-in shelving	<b>Bedroom:</b> 12' <sup>1</sup> " x 11' <sup>6</sup> "	Hardwood floors, extra-deep double clothes closet

# 103-105 STRATHCONA AVENUE

## \$679,000



### APARTMENT 2

<b>Living Room:</b> 17' x 12' <sup>5</sup> "	Hardwood floors, wood burning fireplace with wood mantle and brick hearth, 2 built-ins with leaded glass store cabinets	<b>Dining Room:</b> 12' <sup>1</sup> " x 10' <sup>8</sup> "	Hardwood floors, overhead lighting, dumbwaiter removed
<b>Reading/Separate Toilet:</b> 4' <sup>6</sup> " x 4' <sup>3</sup> "	Sheet floor	<b>Bathroom:</b> 9' <sup>5</sup> " x 5' <sup>7</sup> "	Sheet floor, claw foot tub and shower pot lighting, vanity, bar lighting
<b>Kitchen:</b> 17' x 9' <sup>6</sup> "	Sheet floor, track lighting, painted cabinets, single stainless steel sink, separate preparation area, light over sink, eat-in area, glass transoms in doorways	<b>Bedroom:</b> 12' <sup>10</sup> " x 9' <sup>2</sup> "	Hardwood floors, two double clothes closets with mirrored doors
<b>Master Bedroom:</b> 13' <sup>3</sup> " x 12' <sup>2</sup> "	Hardwood floors, walk-in closet, door to balcony	<b>Balcony:</b> 13' <sup>3</sup> " x 5' <sup>9</sup> "	Facing south, wood with railing



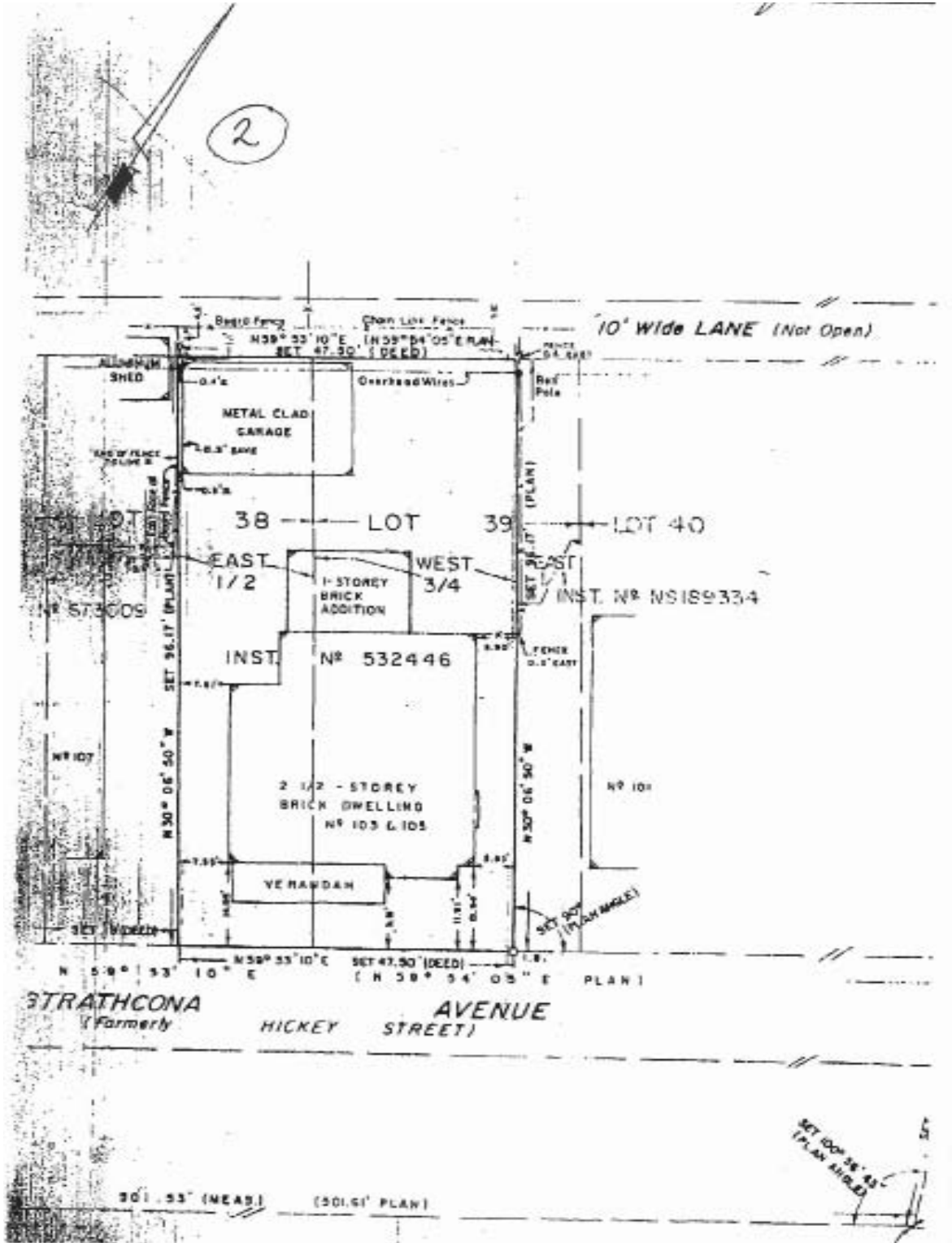
### APARTMENT 3

<b>Hallway:</b>	Hardwood floors, walk-in guest closet	<b>Living/Dining Room:</b> 14' <sup>4</sup> " x 9' <sup>9</sup> "	Hardwood floors
<b>Kitchen:</b>	Hardwood floors, eat-in area, track lighting, painted cabinets, single sink, closet pantry	<b>Bedroom:</b> 11' <sup>9</sup> " x 9' <sup>9</sup> "	Hardwood floors, dormer
<b>Bathroom:</b> 9' <sup>7</sup> " x 8' <sup>8</sup> "	3-piece, ceramic tiled floor, shower enclosure with glass door		

The enclosed information is believed to be accurate, but it is not warranted

# 103-105 STRATHCONA AVENUE "GLEBE TRIPLEX"

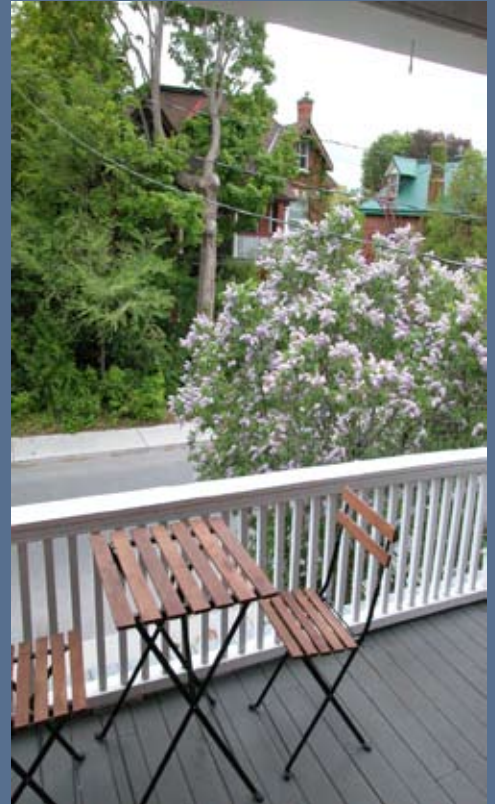
SURVEY - DATED 1984





NANCY BENSON PRESENTS...  
Sales Representative

# 103-105 STRATHCONA AVENUE "THE GLEBE"



  
**KELLER WILLIAMS**  
OTTAWA REALTY LTD.  
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6  
DIRECT: 613.747.4747 • PHONE: 613.788.2554 • FAX: 613.788.2555  
WEB: [www.nancybenson.com](http://www.nancybenson.com) • EMAIL: [nancy@nancybenson.com](mailto:nancy@nancybenson.com)

# 103 STRATHCONA AVENUE

3 Bedroom \$1,500/mth (Estimated)



Living Room - 16'4" x 13'2"



Living Room - Looking through to dining room



Hallway with closet



Dining Room - 14'4" x 13'5"



Kitchen - 16' x 8'8"



Kitchen - Second Angle



Bathroom



Bedroom -

# #2-105 STRATHCONA AVENUE

## 2 Bedroom \$1,203/mth



Living Room - 17' x 12'5"



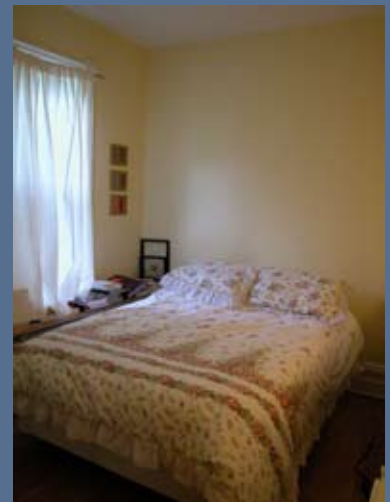
Dining Room - 12'1" x 10'9"



Kitchen - 17' x 9'6"



Hallway



Bedroom - 13'3" x 12'2"



Bedroom - 13'3" x 12'2"



Bathroom- 9'5" x 5'7"



Stained Glass Detail

# #3-105 STRATHCONA AVENUE

## 1 Bedroom \$950/mth



Living Room - 14'4" x 9'9"



Eat-in Kitchen



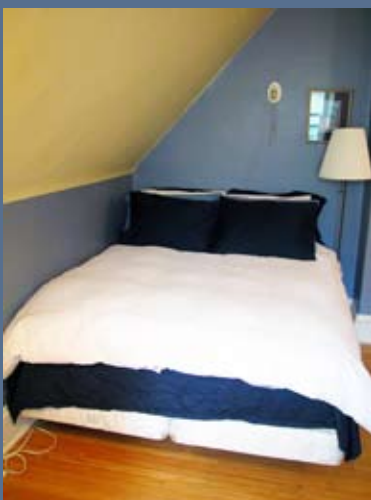
Hallway



Living Room - Angel 2



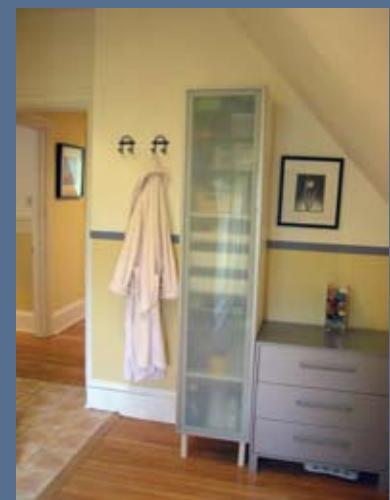
Kitchen - Angle 2



Bedroom - 11'9" x 9'9"



Bathroom - 9'7" x 8'8"



Bathroom - Angle 2

# 103-105 STRATHCONA AVENUE Survey

