



Active  
 List Price: \$ 795,000  
 Lease Rate:  
 4 CLARK Street  
 St. Catharines L2R 5G2  
 Selling Price:  
 Prop Type: MUL For Sale Only Previous Price: \$820,000  
 District: St. Catharines # of Rooms:  
 Sub-Area/Nbhd: St. Catharines S Downtown / 888 Side of Rd: East  
 Near: Type of Ownshp: Freehold  
 Property Size: Age: UNKWN  
 Legal: CP2, PART LOT 283, RP30R6377, PART 1, ROW, PART LOT 273  
 Style:  
 Zoning: BC

Rooms

Property Details

Taxes: \$ 16,389 / 2012	Lot Size: 289X180 IRR [IMP]	Total # of Units:
Roll#: 262904001105901	Pin#:	Commercial/Retail Space
Occupant: OWNER/VACANT	# of Rooms:	Type Of Investment: 9-12FA
Mortgage: CALLB	Bthrms:	#Units Occupied:
Ext Finish/Const: BLOCK, CONCR		Tenant Pays:
Garage: N Parking: PSURF		Unit Desc: 1-1Bdrm, 7-2Bdrm, 3-3Bdrm,
Roof: ASPHS		
Basement: NONE		
Foundation: BLOCK	Roughed-in Bths:	
Rental Eqmt: NONE	Heating: OTHER	
Fire Protec:	Fuel:	Appliances included: 11 stoves, 11 fridges
Survey: Storey(s):	Water Supply: MUNIC	
UFFI: Unknown Sq.Ft.: 9600 +/-	Sewer Type: SEWER	
Restrictions:	Laundry:	
	Fire Retrofit Compl:	

Features: Other (See Remarks)

Virtual Tour:

Directions: Church St- Located between Church St & Welland Ave, in Mid-town St. Catharines

Inclusions:

Exclusions:

**Listing Brokerage** ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129 and ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129

Internet Comments

9.75% Cap Rate. \*\*\*A tremendous investment, this multi Tenanted Residential property boasts 100% occupancy with 11 units in total. The site is located in the heart of a mature well established community that features surrounding ser, vices for the convenience of your Tenants. The property features three separate buildings two single and one two storey with a large paved parking lot (23 parking stalls). Contact Listing Agent for our Investment Package.

My Contact Information: DOUG MCNAUGHTON, Salesperson

ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129

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