



# BASTIEN FERGUSON

OUTSTANDING IN OUR FIELD

## Welcome to 275-281 Bridge St.

FOURPLEX! Welcome to 275 Bridge Street! Experience an exceptional investment opportunity in the thriving, family-friendly community of Carleton Place. This fourplex offers four spacious, well-designed 3-bedroom units, each featuring in-suite laundry for ultimate convenience. The current rental details: Unit 1: \$1,800/month; Unit 2: \$883/month; Unit 3: \$1,185/month; Unit 4: \$1,185/month with a lot of room for future growth. Tenants are responsible for their own utilities, contributing to an impressive annual cash flow of \$44,378. Property Features for each unit: Furnace, Hot Water Tank, Separate Hydro Meter, 1 car garage and 1 exterior parking space. 100-amp electrical service for each unit. Ideally situated in a prime area with easy access to Highway 417, this fourplex is also conveniently close to schools, parks, trails, the river, and all the amenities that make Carleton Place so desirable. Don't miss the opportunity to invest in a property with such strong potential in one of the region's most sought-after neighborhoods!





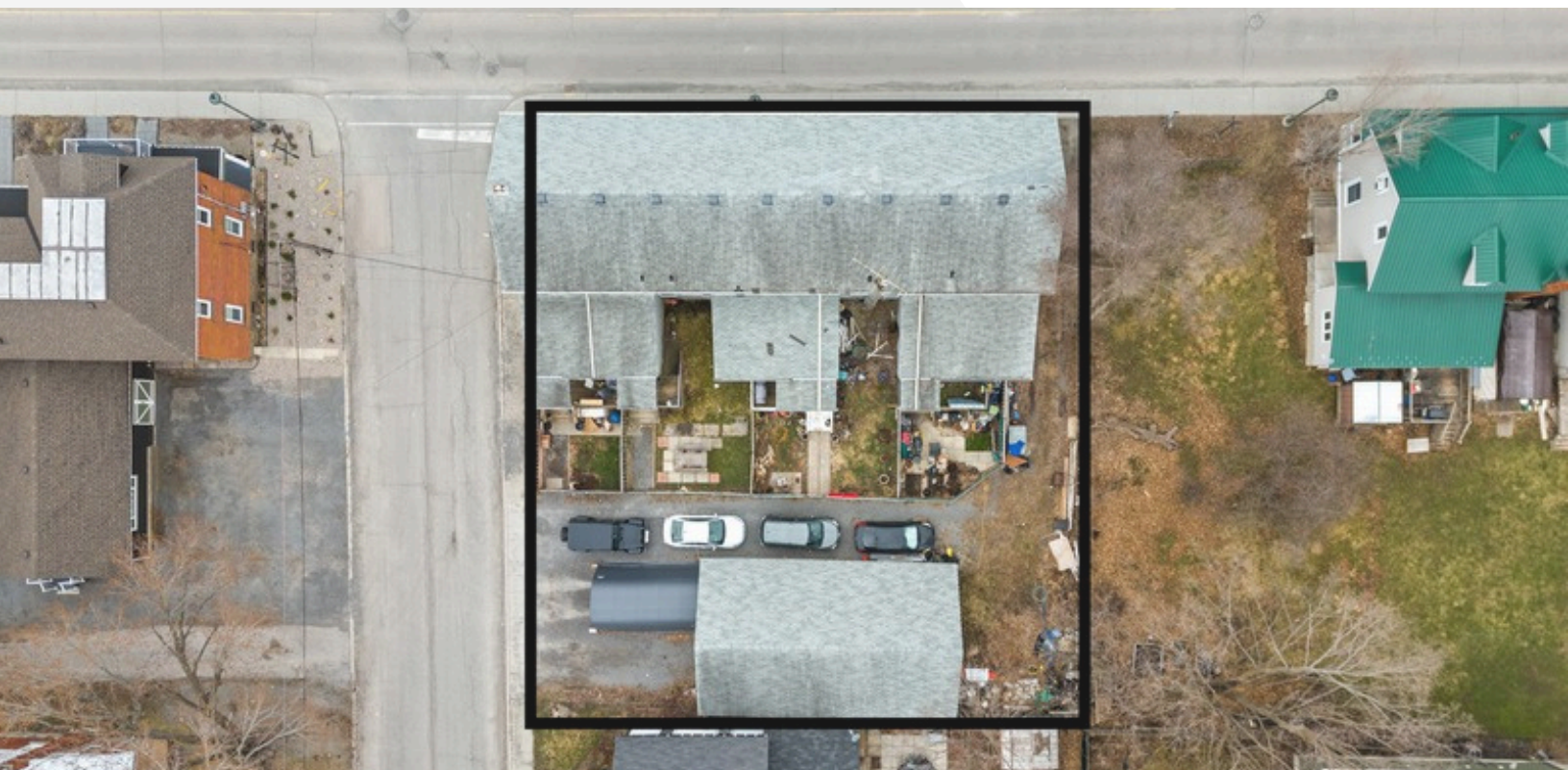
- Age of Building - 1920's
- Estimated Age of Roof upper roof - 2010+
- Lower roofs were replaced in 2018
- Estimated Age of Furnaces, AC, & HWT's - ( 2010+ )
- Each unit has a 100 amp electrical service.
- Parking details - each unit has an garage and 1 additional outdoor parking space
- Last Fire Marshal Inspection: Feb. 25, 2022



Chattels Fridge (4), Stove (4), Dishwasher (4), Washer (4), Dryer (4), Hot water Tank (2), Furnace (4), Hydro Meters(4), Bathroom Mirrors, Any and all light fixtures

Rental: Hot Water Tank - (2) in Unit 1 & Unit 4

Exclusions: Tenant's Possessions



## Annual Rental Income

<u>Unit</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Unit 1 (# 275)	\$1,800	\$21,600
Unit 2 (# 277)	\$883	\$10,596
Unit 3 (# 279)	\$1,185	\$14,220
Unit 4 (# 281)	\$1,185	\$14,220

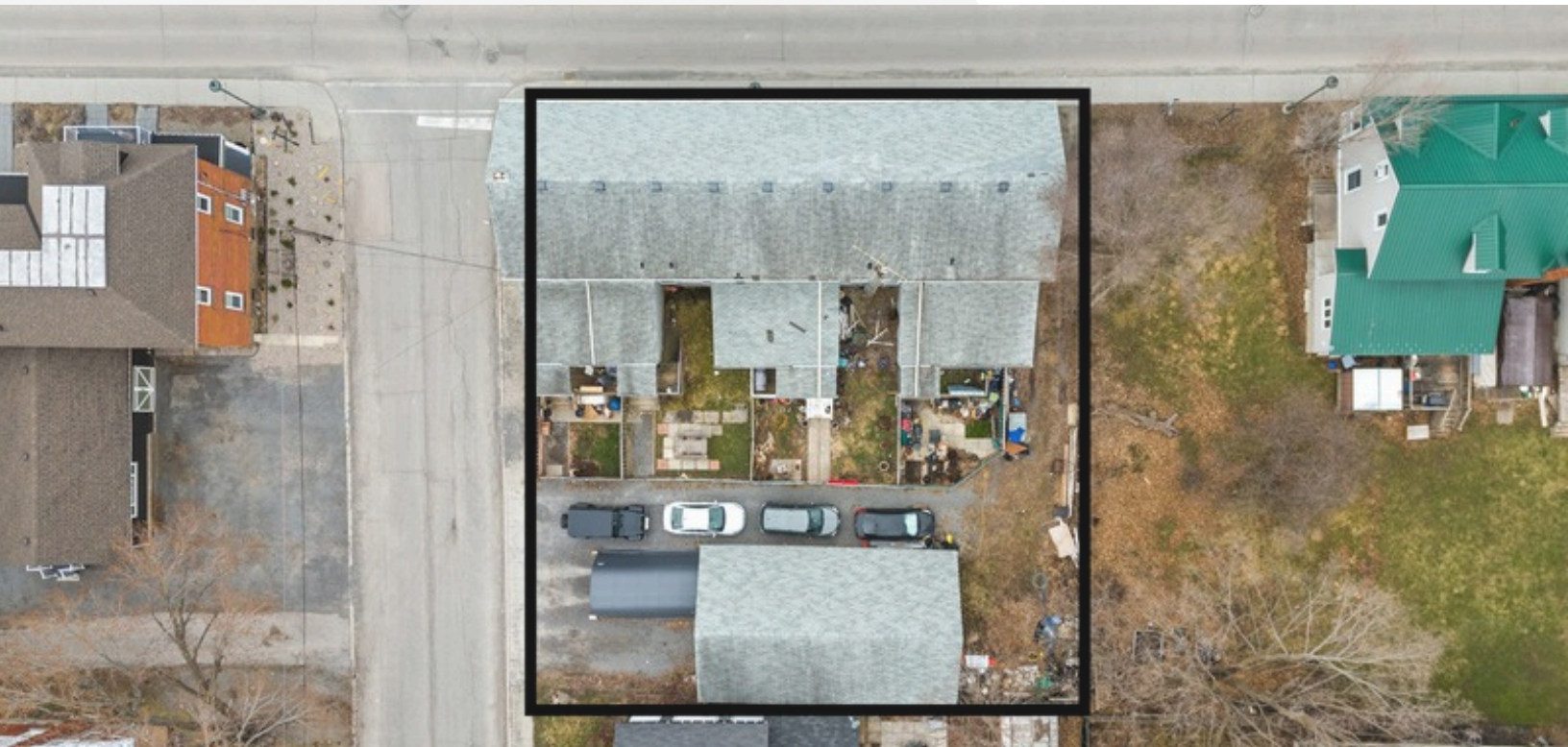
Total Annual Rental Income - \$60,636

## Annual Operating Expenses

<u>Expense</u>	<u>Amount</u>
Water/Sewer	\$3,956
Insurance	\$6,317.04
Snow Removal	\$500
Grass Cutting	\$500
Property Taxes (2025)	\$4,984.14

Total Annual Operating Expenses: \$16,257.18

Net Annual Cash Flow = \$44,378.82



# Fourplex Interior Space - Unit 1



# Fourplex Interior Space - Unit 2



# Fourplex Interior Space - Unit 3



# Fourplex Interior Space - Unit 4



