

# FEATURES & UPGRADES



514 COOPER ST



CENTRETOWN



**MARLAND TEAM** | ROB MARLAND - BROKER OF RECORD

# 514 COOPER ST

## CENTRETOWN TRIPLEX

# FEATURES & UPGRADES

**2024 Property Tax Amount:** \$11,865.35

**2024 Approximate Yearly Utilities:** Enbridge \$2,207.68 ; Water/Sewer \$1,367.26

## LEASE INFO:

### CURRENT RENTAL INFO:

Unit 1: \$2,800/M

- 2 bed, 1 bath
- Tenant pays electricity
- In-floor radiant heat in bathroom/space heater below kitchen drawers
- Heat, HWT & 1 parking spot included
- Lease Commencement: 2025/05/01 for 2 years

Unit 2: \$2,476.85/M

- 2 bed, 1 bath
- Tenant pays electricity
- Space heater in kitchen, baseboard heater in dining room
- Heat, 1 parking spot , HWT included
- Lease Commencement: 2020/10/22
- Month to Month

Unit 3: \$1,884.55/M

- 1 bed, 1 bath
- Tenant pays electricity
- Heat, 1 parking spot, HWT included
- Lease commencement: 2015/08/01
- Month to Month

### BUILDING INFO:

- Gas hot water boiler / heat exchanger
- Each unit has a wall mounted A/C unit in main living area
- Snow Removal 24/25 Season: \$1,666.75 (using Noel's Ottawa)
- 2024 Insurance: \$8,119.00
- Each unit has its own hydro meter and electrical panel. Fourth hydro meter for common areas is paid for by the owner.

