

29/31 YOUNG Street
Welland, ON L3B 4C5



MR/Duplex - Up/Down/Sale Price: **\$549,900**

MLS@#: **30809248** Status: **Active**
 Region: **Niagara** DOM: **21**
 Municipality: **7 - Welland**
 Neighbourhood: **768 - Welland Downtown**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **100+ Years/1910** Total Units: **2**
 Sq.Ft: **2898 / Public Records** Acres/Rng: **< 0.5**
 Taxes/Year: **\$2,784/2020** Storey(s): **2.0**
 Legal Desc: **PT BLK CC PL 564; PT 3 59R10212 ; WELLAND**
 Current Use: Ownership: **Freehold**
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
 Water: **Municipal/**
 Brokerage: **REVEL REALTY INC.,BROKERAGE**
 CrossSt/Dir: **King St to Young St**

Property Details

Roof:	Fiberglass Shingle	Yr Roof Repl:	Air Cond Type:	Central Air
Exterior:	Stucco (Plaster), Vinyl Siding	Elevator:	Pool:	None
Foundation:	Stone	Water Meter:	Fireplaces:	
Bsmt Size/Fn/Dev:	Partial Basement/Unfinished	Waterfront:	UFFI:	
Soil Type:	Location: Urban	Fronting On:	VisitAble:	
#/Type of Garage:	2.0/Detached	Total Parking Spaces:	Energy Cert:	
#/Driveway/Type:	5.0/Private Single Wide/Asphalt	Assigned Spaces:		
Fire Protection:	Carbon Monoxide Detector, Smoke Detector	Laundry/Access:		In Area/Yes

Remarks

This property has been meticulously and painstakingly renovated to attract only the best tenants who'll appreciate the quality of this home. With high ceilings throughout and new vinyl windows that flood the space with natural light. With a 3 bedroom main floor and a 2 bedroom second level unit with it's own private deck. Each unit has a new kitchen featuring tiled backsplash, under cabinet lighting, and tons of counter space on the butcher block counters. Beautifully updated bathrooms too, the lower has a tiled tub surround with accent tiles and the upper is a 3 piece acrylic tub & shower giving it a modern clean look and both have in floor heating. This best part...this duplex is fully separate. Each apartment has its own furnace and hot water tank with individual gas and electrical services to each unit. New flooring throughout, blown in insulation, and neutral colours, this property is a pleasure to view! The basement alone has over \$50,000 in renovations. Plumbing, electrical, interior waterproofing, 2 100 amp panels, back flow valve. The entire place is watertight with new fiberglass architectural shingles.

Property Features

Interior Features: **Multiple Kitchens, Separate Hydro Meters**
 Exterior Features:

Roll#:	271903000608000	Assessment:	\$174,000/2020	Survey:	None
Pin#:	641070058	Zoning:	RL2	HST Applicable:	Included
Lot Shape:	Rectangular	Frontage:	47.51 Ft	Irregularities:	
		Depth:	135.83 Ft		
Fin Info Is:	For Yr Ending:	P/L Proforma:	No	Property Taxes:	
Rental Income:	Other Income:	Net Income:		NOI:	
Expenses:	Total Op Exp:	Laundry Inc:		Laund Rentals:	
Admin Fee:	Bldg Insur:	Maint/Repairs:		Mgmt Expense:	
Heat Expenses:	Hydro Exp:	Water Exp:		Other Exp:	
Comm Elem Fee:	Adl Mnth Fees:	Rent Regi:		Vacancy Allowance:	
Tenant Pays:	Other - see Remarks	Leases:	No		

Units Information

<u>Number of Units</u>		<u>Equipment Included</u>	
Bachelors:	6 + Bedrooms:	Rooms:	None
1 Bedrooms:	Industrial:	Student Roomers:	0
2 Bedrooms:	Office:	Units Occupied:	0
3 Bedrooms:	Retail:	Stories:	2.0
4 Bedrooms:	Other:		
5 Bedrooms:			

Listing Information

Financing:	Seller To Discharge	Occupant:	Vacant	Possession:	Flexible
Sign:	Yes	Lockbox:	Yes	Deposit:	3-5%
Commence Date:	05/27/2020	Holdover Days:		Under Contract:	None
Income Potential:	Yes			SPIS:	No/No
				Min Lease Terms:	-

Prepared By: **DAVE VOGT, Salesperson**
REVEL REALTY INC.,BROKERAGE

Date Printed: **06/17/2020**