

42 MCCRANDLE Street, Novar, Ontario P0A 1R0

Client Full
Active / Multi-Residential

42 MCCRANDLE St Novar

MLS® #: 40011557
Price: **\$399,000**



Parry Sound/Perry/Novar Multi-4 Unit

Unit Type	# Units
1 Bed	0
2 Beds	4
3 Beds	0
4+ Beds	0
Apt	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	4

Equip	# Inc
Dishwshr	
Dryers	2
Fridges	2
Stoves	2
Washers	2

SF Total: **3,584**
SF Range: **3001 to 4000**
AG Fin SF: **3,584.00/LBO provided**
BG SF: **0.00**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,123.00/2020**
Units Occupied:
Storeys/Total: **/2.00**

Remarks/Directions

Public Rmks: **Great Investment Opportunity! Four - 2 bedroom apartments are fully rented, five separate hydro meters - tenants pay their own utilities with the exception of one tenant that's been there for 20+ years. She pays more rent to cover her hydro. All units have their own laundry rooms. All apartments are the same layout and size - with patio doors off the larger bedroom to a deck or patio. Large fenced back yard, amply parking, and UV light in the heated crawl space (crawl space was spray foam insulated in 2019). Solid building needs lots of TLC. Walking distance to grocery store, post office, community center and park. Only a 10 minute drive to Huntsville. Excellent opportunity for someone!**

Directions: **Highway 11 to Novar to Main Street, Left onto Boundary Road, Right onto McCrandle to #42 on the left**

Exterior

Exterior Feat: **Balcony, Deck(s), Year Round Living**
Construct. Material: **Vinyl Siding**
Roof/Year: **Asphalt Shingle/2007** Foundation: **Concrete Block**
Year/Desc/Source: **1990/Completed / New/Owner** Apx Age: **16-30 Years**
Property Access: **Public Road, Year Round Road** Rd Acc Fee:
Other Structures: **Fence - Partial, Shed**
Pool Features: **None**
Parking Features: **Front Yard Parking, Gravel Driveway**
Parking Spaces: **6** Driveway Spaces: **6** Carport Sp:
Garage Sp/Desc: **At Lot Line-Gas, Cable, Cell Service, Electricity, High Speed Internet**
Services: **Drilled Well, Well** Sewer: **Septic**
Water Source: **0.22** Acres Range: **< 0.5** Water Tmnt: **UV System**
Lot Size: **0.22** Lot Shape: **Rectangular** Acres Rent:
Lot Irregularities: **66.00** Lot Depth: **153.00** Land Lease Fee:
Area Influences: **Park, Playground Nearby, Shopping Nearby** Fronting: **West**
Topography: **Level**
Restrictions: **None**
Local Improvement: **No**

Interior

Interior Feat: **Separate Heating Controls, Separate Hydro Meters, Water Heater Owned, Water Treatment, Winterized**
Security Feat: **Smoke Detector(s)**
Basement: **Crawl Space, Unfinished**
Cooling: **None**
Heating: **Baseboard, Electric**
Inclusions: **Hot Water Tank Owned, Smoke Detector**
Add Inclusions: **2 Fridges, 2 Stoves, 2 Washers, 4 Hot Water Tanks Owned**
Exclusions: **Main Floor Tenant Appliances**
Electric Age: **1990** Plumbing Age: **1990** Furnished:
Furnace Age: **N/A** Tank Age: **N/A** UFFI: **No**

Common Elements

Multi-Residential Information

Under Contract: **None**

Lease to Own: **None**
Laundry Features: **In-Suite, Laundry Room**
Inspection Fire/Date: **Yes/05/07/2008**
Inspection ESA/Date: **Yes/09/16/2003**
Chattels Y/N: **Yes**

Additional Monthly Fees:
Profit Loss Proforma:
Financial Information Is: **Actual**
Leases Y/N:

Financial Information

Assoc Fee:		Property Taxes:	\$2,122.70
<u>Expenses</u>		<u>Income</u>	
TMI:		Gross:	
Heating:	\$1,007.77	Rental Income:	\$34,320.00
Trash:	\$1,095.12	Other:	
Insurance:	\$2,380.05	Income Includes:	
Maintenance:	\$682.10		
Snow and Garbage:			
Other:	\$1,646.47		
Operating Expense:	\$8,670.02	Expenses:	Actual

Brokerage Information

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63](#)

Source Board:  **The Lakelands**

Prepared By: NANCY CARR

POWERED by itsorealestate.com. All rights reserved.

***Information deemed reliable but not guaranteed.*CoreLogic Matrix**

Copyright ORTIS 2020. All rights reservd. Information is from sources deemed reliable, but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.