

For More information:

**Sanjiv Puri**

Real Estate Broker

**Direct : 647 295 5501**

sanjiv.puri@connect2realestate.ca

[www.connect2realestate.ca](http://www.connect2realestate.ca)

**Re/Max Realty Specialist Inc.**

**Brokerage**

6850 Millcreek Drive

Mississauga, ON L5N 4J9

**P: 905 858 3434**

**F: 905 858 2682**

**REAL ESTATE INVESTMENT  
SOLUTIONS**

**CONDO BUILDING**

**Offered at \$1,999,500**

FOR DISCUSSION PURPOSE ONLY

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it.

Buyer and or Buyer agent to verify all information.

Remax Realty Specialist Inc. Brokerage

## CONDOMINIUM BUILDING FOR SALE

**23 Units**

**63-65 First Street, Orangeville**



**23 Units**

- Apartment building converted to Condominium
- Fully leased
- Main street location
- 9 – 2 bedrooms-750 sq ft > 11 – 1 bedroom-650 sq ft  
3 bachelors – 550 sq ft
- All apartments with one parking + 13 guest parkings
- VTB for qualified buyer up to \$ 500,000
- Great future potential

**RETAIL VALUE OF BUILDING ON INDIVIDUAL  
SALE OF CONDOMINIUMS**

**\$ 3,500,000 APPROX**

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## CONDOMINIUM BUILDING FOR SALE

### 23 Units

### 63-65 First Street, Orangeville



#### FINANCIAL INFORMATION:

Gross Income \$ 216,400

Operating Expenses

**Includes :**

Realty Taxes	\$ 46,630.00
Heat	\$ 16,748.00
Hydro	\$ 13,449.00
Insurance	\$ 2,893.00
Management	\$ 5,000.00
Maintenance	\$ 6,000.00

**Net Operating income before ADS \$ 125,677**

#### RECENT SALE OF CONDOMINIUMS IN ORANGEVILLE:

2 BEDROOMS	\$ 170,000	APPROX
1 BEDROOM	\$ 145,000	"
BACHELORS	\$ 130,000	"