



Angelo Toscano
Phone: 613.830.0000
Mobile:
Fax:
Email: team@toscanoteam.com
Office: 613.830.0000

RE/MAX DELTA REALTY TEAM
2316 St Joseph Blvd
Orleans, ON
K1C 1E8

323 Levis, Ottawa, ON, K1L 6H1, Canada

MLS®# 1155169



Property Value	\$529,900
Type	Duplex
Basement	Full (Finished)
Parking	3 cars
Year Built	1950
Taxes	4453 (2017)
Lot Frontage	42.50 ft
Lot Depth	89.10 ft
Bedrooms	6
Bathrooms	3 full

Description

This well maintained duplex is perfect for new or seasoned investors. The very spacious main floor unit has 3 bedrooms(\$1800/month inclusive), the lower accessory apartment, with its own private entrance, has 2 bedroom(\$1200/month inclusive), and upper unit has 1 bedroom, with potential for a gorgeous rooftop patio (\$695/month plus utilities, long time tenant). All three units have their own laundry. Close to transit, shopping and minutes from downtown. Already offering a great return on investment, there is still a lot of room to increase revenue. This investment is truly a MUST SEE!



