



174 CLAYFIELD AVE, WATERLOO

MLS # 40109816 & 40109807

Proudly presented by...

LEE QUAILE, BROKER OF RECORD

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**CHESTNUT
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REALTY SOUTHWESTERN ONTARIO
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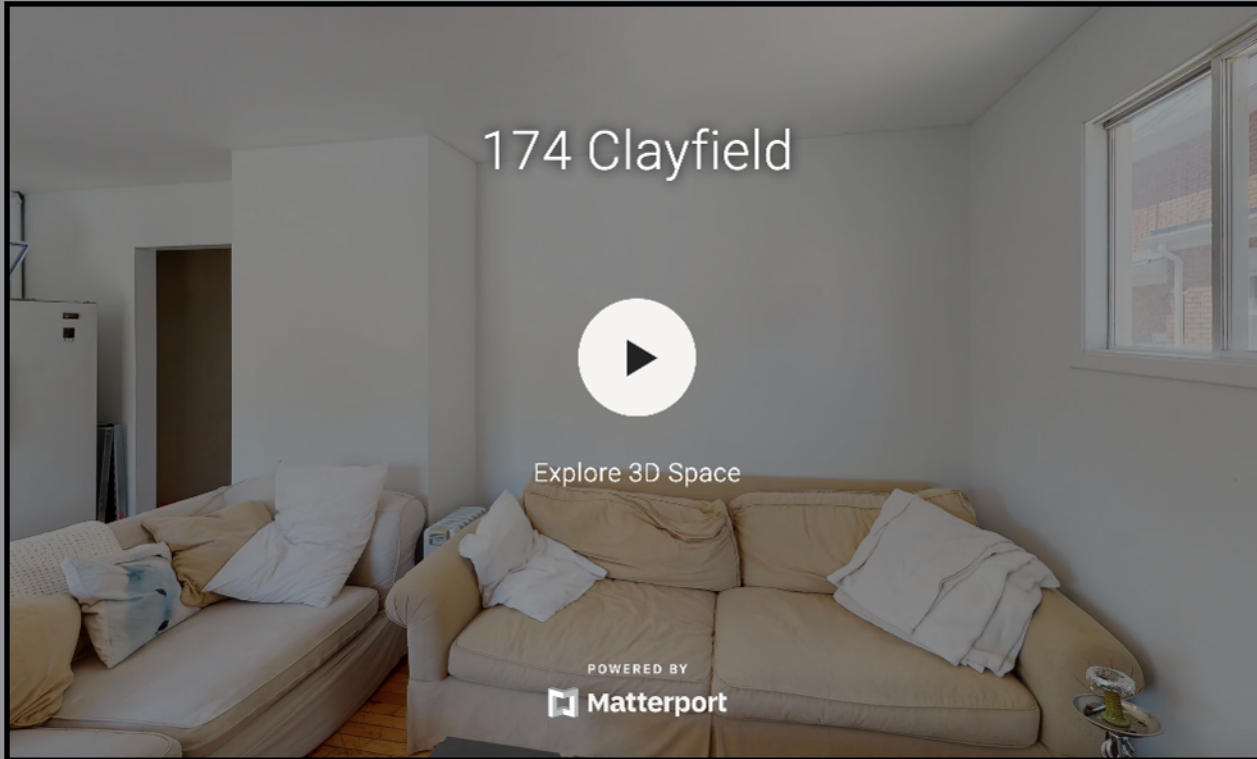


A better Take on Investing

Students can practically roll out of bed and right onto campus from this investment opportunity, only steps from Wilfrid Laurier University's main Waterloo campus. To be sold with the adjacent property of 34 Ezra Avenue, this assembly represents nearly 150 feet of frontage on Clayfield Avenue, a stone's throw away from WLU, ten minutes on foot from the University of Waterloo and just down the road from Conestoga College's new Waterloo campus. An easy 15 minute stroll from the amenities of Uptown Waterloo, and handy to LRT service at Waterloo Park Station. Never struggle to find tenants again! For more information, call or click today.

174 Clayfield Ave, Waterloo

Offered for Sale at \$1,100,000



Detailed Financial Information:

Gross Annual Rental Income: \$46,200 (\$3,850/mth)

Total Gross Annual Income: \$ 46,200

Property Taxes: \$6,050

Insurance: \$1,890

Hydro: \$1,426

Gas: \$1,340

Water: \$861

Licences: \$340

Repairs/Maintenance: \$1,335

Landscaping: \$673

Total Annual Expenses: \$13,915

Annual Net Operating Income: \$32,285

Room	Rental Income
1	\$550/month
2	\$550/month
3	\$550/month
4	\$550/month
5	\$550/month
6	\$550/month
7	\$550/month



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