



# 34 EZRA AVE WATERLOO

MLS # 40109833 \$ 40109876

*Proudly presented by...*

**LEE QUAILE, BROKER OF RECORD**

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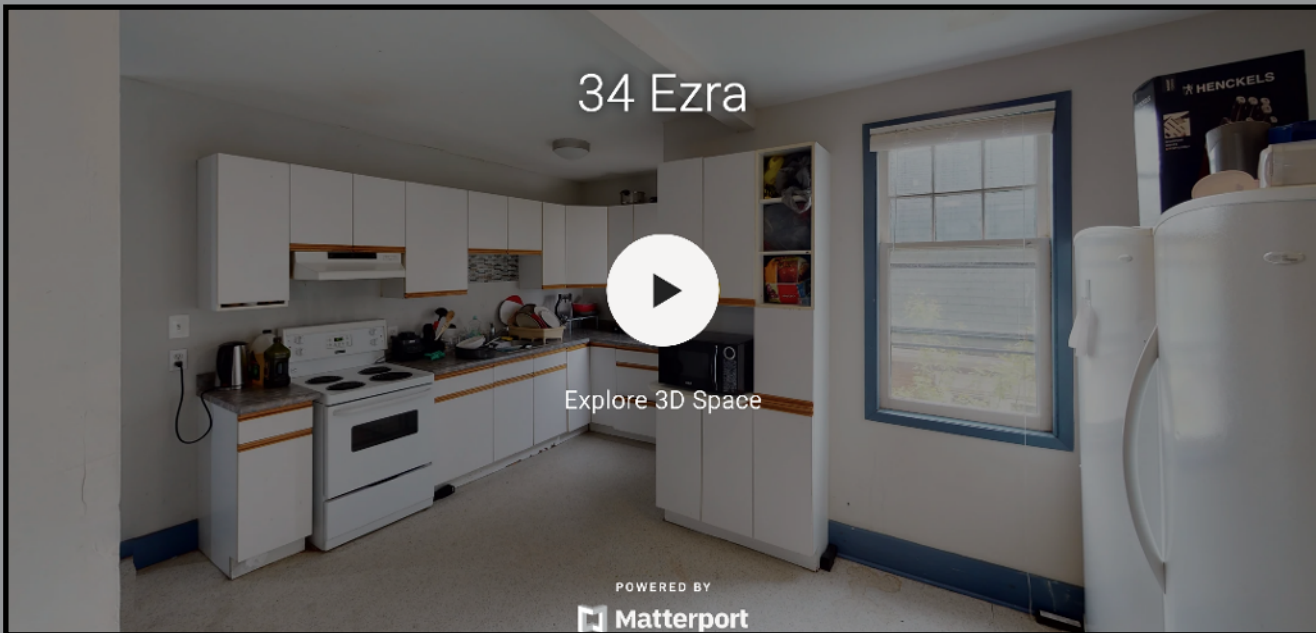


## A better Take on Investing

Here's an opportunity to invest in one of the most popular streets for student housing in the whole country! This fully licensed eight-bedroom property sits only a minute's walk away from campus at Wilfrid Laurier University, ten minutes from the University of Waterloo, and just down the road from Conestoga College's new Waterloo campus. To be sold with the adjacent property of 174 Clayfield Avenue, this assembly represents nearly 150 feet of frontage on Clayfield Avenue, a stone's throw away from WLU. For more details, call or click today!

# 34 Ezra Ave, Waterloo

Offered for Sale at \$1,100,000



## Detailed Financial Information:

Gross Annual Rental Income: \$48,720 (\$4,060/mth)

**Total Gross Annual Income: \$ 48,720**

Property Taxes: \$6,126

Insurance: \$1,890

Licenses: \$340

Landscaping/Snow Removal: \$730

Maintenance/Repairs: 2,484

Gas: \$1,638

Hydro: \$2,649

Water: \$1,708

**Total Annual Expenses: \$17,565**

**Annual Net Operating Income: \$31,155**

Room	Rental Income
1	\$580/month
2	\$580/month
3	\$580/month
4	\$580/month
5	\$580/month
6	\$580/month
7	\$580/month



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