



**43 CENTRAL ST, WATERLOO**

**MLS # 40109468 & 40109536**

*Proudly presented by...*

**LEE QUAILE, BROKER OF RECORD**

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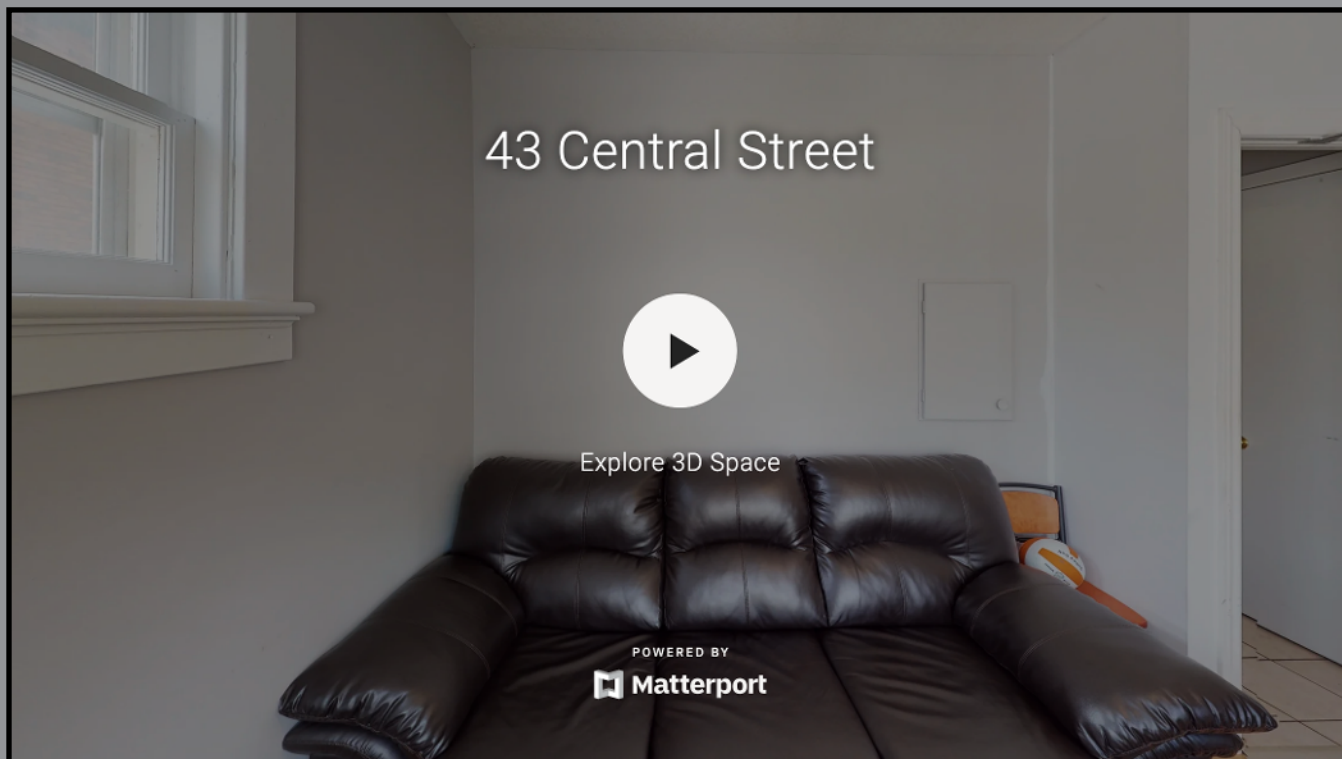


## A better Take on Investing

This uniquely charming 10-bedroom property sits only steps from Wilfrid Laurier University's main Waterloo campus, and just ten minutes by foot from campus at the University of Waterloo. Rarely does one come across a combination of such impressive curb appeal and a practical investment from a student housing perspective. 43 Central Street comes with two licences, one for 4 bedrooms and one for 6 bedrooms. Relatively recent renovations provide for a full kitchen and a well-sized living room in each unit. Situated on an attractive, mature street, less than a 10 minute walk from the many amenities of Uptown Waterloo. Directly across Albert Street from the urban oasis of Waterloo Park, and an easy stroll to LRT service at Laurier-Waterloo Park Station.

# 43 Central St, Waterloo

Offered for Sale at \$1,250,000



## Detailed Financial Information:

Gross Annual Rental Income: \$69,120 (\$5,760)

**Total Gross Annual Income: \$69,120**

Property Taxes: \$7,724

Insurance: \$2,267

Utilities (Gas, water, electricity): \$4,843

Maintenance: \$1,800

Rented Equipment: \$2,983

Internet: \$814

**Total Annual Expenses: \$20,430.68**

**Annual Net Operating Income: \$48,689**

Room	Rental Income
1	\$525/month
2	\$525/month
3	\$525/month
4	\$525/month
5	\$580/month
6	<b>\$580/month</b>
6	<b>\$580/month</b>
8	\$580/month
9	\$670/month
10	\$670/month



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