

PROPERTY FEATURES

52 NELSON ST W, MEAFORD

Exterior

- Investment opportunity - 4 separate units
- Multi residential building
- Converted Church
- 2 balconies
- Private parking
- Municipal water
- Separate Hydro Meters for each unit
- Landscaped gardens

Interior

- Heat pump/central air
- Original features such as church stain glass windows and cathedral style windows and ceilings
- Each unit has its own storage space

Unit 1 & 2

- Cathedral-style windows & ceilings
- 2 level unit
- 1 bedroom
- 1.5 bathroom
- Living area
- Kitchen/dining space
- Loft area
- Private balcony

Unit 3 & 4

- Located on 1 level
- 2 bedrooms
- 1 bathroom
- Kitchen/living space

Area

- Walking distance to downtown Meaford and Georgian Bay
- Minutes from Thornbury's award winning dining, boutiques, harbour and coffee shops.
- A short drive to Blue Mountain, Collingwood and private ski/golf clubs



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

**PROPERTY COSTS & RENTAL INCOME FOR
54 NELSON ST W, MEAFORD**

Property costs

- Property Taxes \$5240 (approx for 2020)
- Repairs and Maintenance \$2242
- Units 3 & 4 pay \$150 per month respectively for utilities, which covers their portion of water/sewer as well.

Utilities Unit 3 & 4

- Gas \$1417
- Hydro \$1648
- Water for the building \$2498
- TOTAL gas, hydro and water for Units 3&4 - \$5563
- Units 1 & 2 pay their own

Current rental income (per month)

- Unit 1: \$1450
- Unit 2: \$1400
- Unit 3: \$1100
- Unit 4: \$1150



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