

# 315 Ottawa Street North

**\$ 209,900.00**



**Kitchener**  
*Great investment! Great location!*

**Legal Duplex with separate entrances.** The main floor is a **2-bedroom, 2-bathroom** unit with a side door entrance off the driveway and a walkout from the living room to patio and **huge yard**. One bedroom and one bathroom are in the basement along with an empty hobby room or **potential for a laundry room**. **Brand new main floor bathroom.** Previous rent was \$750/month.

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The upstairs **1-bedroom, 1-bathroom** apartment has **newer flooring** - laminate in kitchen and hallway and carpet in the living room and bedroom. Previous rent was \$700./month. **Great income helper** - live on the main floor and rent out the upstairs to help pay your mortgage.

- Lot dimensions are **52 feet by 122 feet**. The large back yard offers **potential** for more parking possibly a **garage/workshop or shed**.
- Taxes are \$1,797 (2009)
- 2008 income/expenses available upon request
- **MLS # 1021902**

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