

150 TALBOT STREET
COURTLAND

*Ask.
Marius*
REAL ESTATE

Marius Kerkhoff

Real Estate Broker

519.532.3995

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Marius has been involved in real estate since 2012, following the successful launch of a property management firm. In 2020 and 2021, no one has sold more homes in Oxford County and Surrounding areas. Marius, who consistently reaches top ranks of sales country wide, has sold many homes, farms, and farmland, as well as vacant lots. He has a hand in the current development and sales of Ottercreek Estates in Otterville, Sweet's Creek Estates in Otterville, and Norjunction Estates in Norwich.

Marius' perspective in selling homes is "Treat each and every person with respect and fairness. That alone is all the advertising you need." Marius and his family lives in the heart of Oxford County, in the small village of Otterville. He looks forward to meeting new and former clients!







- 5,000 sq. Ft. Concrete Block Welding and Manufacturing Building
- 10' x 12' Overhead Door
- Potential \$2,000/Month Income





THE UNITS

UNIT 1 - UPPER



- 2 bedrooms
- 1,000 sq. Ft.

UNIT 2 - UPPER



- 3 bedrooms
- 1,000 sq. Ft.

UNIT 3 - MAIN



- 1 bedroom
- 500 sq. Ft.

THE FINANCIALS

HYDRO:

2020 - \$3,570

2021 - \$3,700

GAS:

2020 - \$2,480

2021 - \$3,300

WATER:

2020 - \$800

2021 - \$900

TAXES:

2020 - \$2,500

2021 - \$2,400

*greenhouse is heated in March, April, and May. A large garden is watered in summer months

Potential Monthly Income

- \$2,000 Commercial
- \$1,100 Unit 1
- \$1,700 Unit 2
- \$850 Unit 3





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