



346 Indian Road Crescent



Introduction

346 Indian Rd Crescent offers a future owner many different options.

1. Keep the property as it is and benefit from \$78,000 rental income as per the financials below
2. Live in one unit and collect rent from the other two units.
3. Turn the main and second floor into a larger home, with a basement apartment unit.

The following pages show how the existing main, second and third floor could be converted into a main family home with a basement apartment.

The drawings are provided for illustrative purposes only. The buyer is responsible for verifying all information including, but not limited to, measurements, zoning, and planning requirements.



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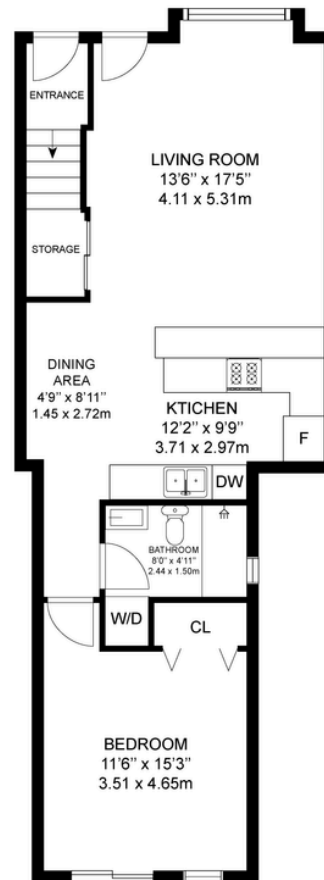
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Main Floor



MAIN LEVEL

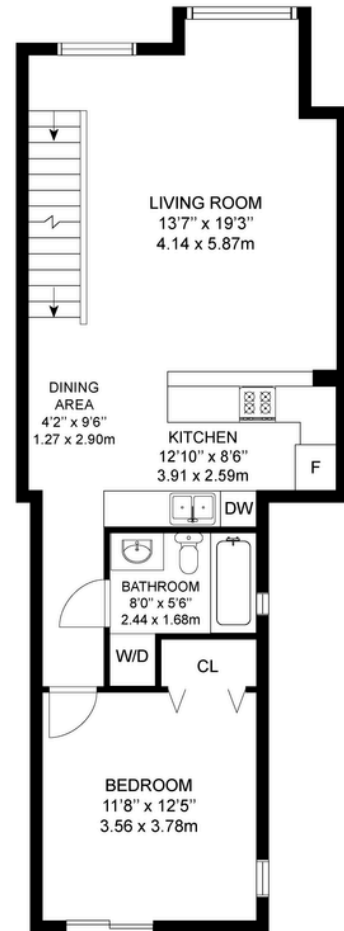
Existing Floor Plan

For illustration purposes only:
New Main floor as a single family Main,
2nd and 3rd Floor

Second Floor Option 1



2ND LEVEL



2ND LEVEL

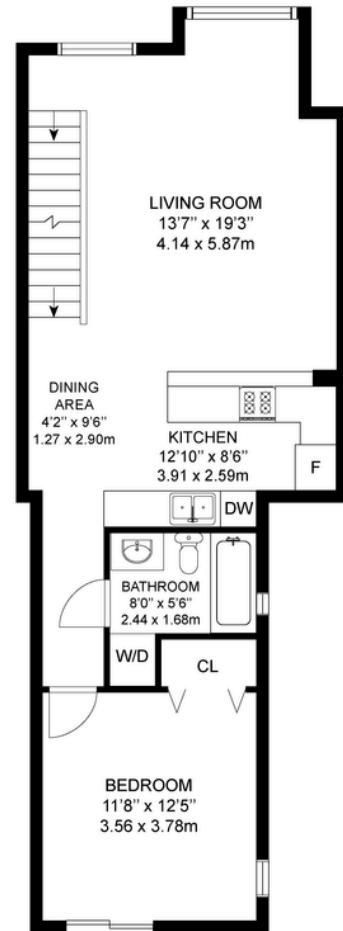
Existing Floor Plan

For illustration purposes only:
New Second floor as a single family
Main, 2nd and 3rd Floor. Option 1.

Second Floor Option 2



2ND LEVEL



2ND LEVEL

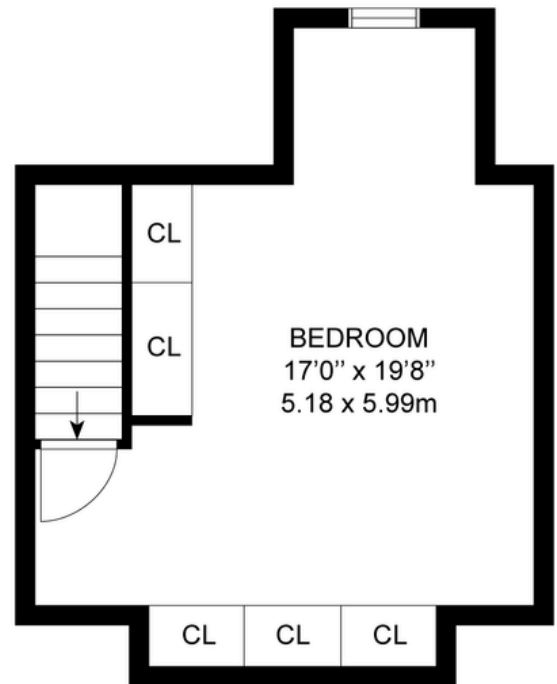
Existing Floor Plan

For illustration purposes only:
New Second floor as a single family
Main, 2nd and 3rd Floor. Option 2.

Third Floor



3RD LEVEL



3RD LEVEL

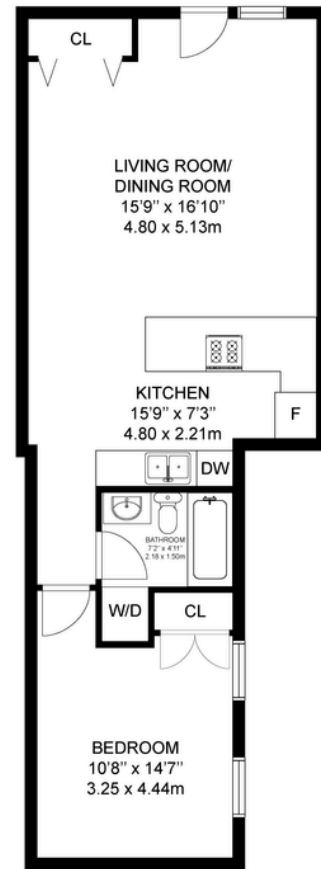
Existing Floor Plan

For illustration purposes only:
New Third floor as a single family
Main, 2nd and 3rd Floor.

Basement Unit



Updated Lower Level Floor Plan



LOWER LEVEL

Existing Floor Plan

346 Indian Road Crescent Property Financials

Unit	Monthly Rent	Status	Parking
Rent 1 - Basement	\$1,680.00	Current rent - month to month	No parking included
Rent 2 - Main	\$2,350.00	Vacant since July 31, 2026	1 car parking included
Rent 3 - Upper	\$2,560.00	Current rent - month to month	1 car parking included
Monthly Total	\$6,590.00		
Annual Gross Income	\$79,080.00		

ANNUAL OPERATING EXPENSES

Expense	Amount	Notes	
Property taxes	\$6,015.00	2025	
Hydro	\$0.00	Paid by tenants - Unit 1: \$1,584 Unit 2: \$1,257 Unit 3: \$1,950	
Gas & hot water tank rental	\$1,305.00	2025	
Water / sewer	\$1,979.00	2025	
Insurance	\$2,845.80	Annual premium	
Total Operating Expenses	\$12,144.80		

NET OPERATING INCOME SUMMARY

Annual Gross Income	\$79,080.00		
Total Operating Expenses	(\$12,144.80)		
Annual Net Operating Income	\$66,935.20		

Figures based on current rent roll and 2025 expense statements as provided. Unit 2 (Main) is currently vacant as of July 31, 2026 - gross income above reflects the prior rent for that unit. Hydro is metered and paid directly by tenants.

Prepared by Red Square Team, Royal LePage Real estate Services Ltd



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Royal LePage Real Estate Services Ltd.
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2017-2023

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