

\$399,900 - 163 Kathleen Street, Sudbury

MLS® #40743024

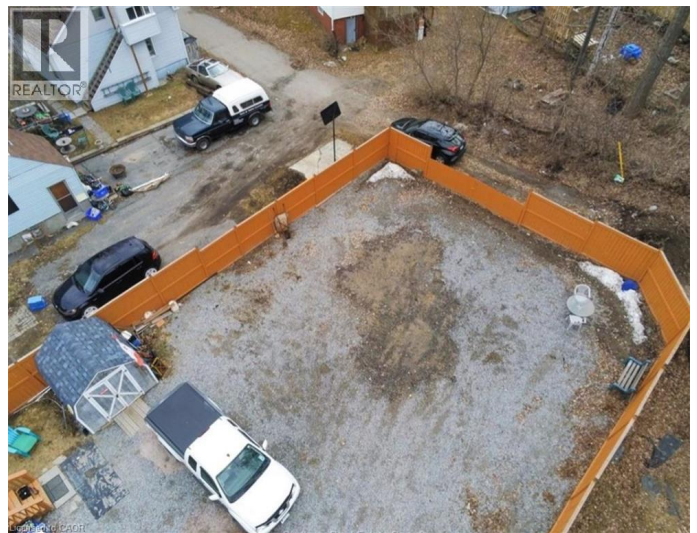
\$399,900

4 Bedroom, 3.00 Bathroom, 2,100 sqft

Multi-family on 0.00 Acres

Greater Sudbury, Sudbury, Ontario

Investment Property Listing: Non-Conforming Triplex Gem! Property Type: Non-Conforming Triplex Location: 163 Kathleen St. Gross Rental Potential: \$55,260/year Property Overview Welcome to a completely updated 3-unit apartment building, offering a tremendous investment opportunity! This non-conforming triplex features private entrances for each unit, situated on a large lot that backs onto a laneway. Features: • Upper Unit: • Newer finishes • Currently leased for \$1435 • Main Level Unit: • Spacious 2-bedroom • Fantastic layout with ample natural light -Currently leased for \$1940 • Lower Level Unit: • Bright 1-bedroom in-law suite • Recently updated with modern finishes • Self-contained laundry - Currently leased for \$1230 Additional Highlights: • Two separate hydro meters for independent utility management. • Beautifully fully fenced private backyard, complete with a removable gate for easy access to the laneway. • Turnkey investment with great tenants in place, showcasing pride of ownership. Location: • Steps away from Brebeuf Street, making it a short walk to parks and grocery stores. • Conveniently located near local amenities for both residents and prospective tenants. Investment Potential The current setup provides an impressive gross rental potential of \$55,260/year, making it an ideal opportunity for both seasoned investors and first-time buyers looking for a profitable property. Schedule a Viewing! This triplex



shows very well and is ready for its new owner. Don't miss out on this chance to invest in a property with solid returns and great tenants. Act fast! Properties like this don't last long on the market! (id:6289)

Built in 1940

Essential Information

Listing #	40743024
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Square Footage	2,100
Acres	0.00
Year Built	1940
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	163 Kathleen Street
Subdivision	Greater Sudbury
City	Sudbury
Province	Ontario
Postal Code	P3C2L7

Amenities

Amenities	Hospital, Public Transit, Schools, Shopping
Features	Crushed stone driveway
Parking Spaces	5

Interior

Heating	Natural gas
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
----------	--------------

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on November 2nd, 2025 at 11:01am EST