

\$348,888 - 1 Rathgar Street, London

MLS® #40753864

\$348,888

5 Bedroom, 2.00 Bathroom, 1,505 sqft

Multi-family on 0.06 Acres

East L, London, Ontario

This legal side-by-side 1.5 story duplex near London's core features a separately metered very spacious split level two bed unit with basement and a main level one bed unit. Opportunity knocks, it's calling the right buyer with high rent potential (\$3100+/month for both units; more for ambitious Buyer that opts to add an additional unit[s]). This is a very large duplex, one of the larger ones in the area, above ground square footage on ground level and a lofted upper level in both units, along with unfinished basement space offering lots of development potential. Both units feature separate entrances and one unit also has backyard access. Solid dual income rental property or for someone looking for income offset potential to live in one unit and use the rent from the other unit to pay down the mortgage. Clear height of basement throughout majority of basement is around 6'5"; making it viable for additional finished space or possibly a future third unit incorporating part of the main level. Consideration for adding additional unit(s) will be at the discretion of the Buyer and entirely up to their due diligence. Property is being sold as is/ where is without any warranties from the Seller. Property is now being offered with vacant possession and is currently vacant. This property is close to the downtown core, near to many elementary, secondary and specialized schools, offers access to ample public transit routes, and is in close proximity to hospitals. (id:6289)



Built in 1909

Essential Information

Listing #	40753864
Price	\$348,888
Bedrooms	5
Bathrooms	2.00
Square Footage	1,505
Acres	0.06
Year Built	1909
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	1 Rathgar Street
Subdivision	East L
City	London
Province	Ontario
Postal Code	N5Z1Y3

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Crushed stone driveway
Parking Spaces	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	EXP REALTY
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