

\$2,999,999 - 1370 Killarney Beach Road, Innisfil (Ileeroy)

MLS® #N12436703

\$2,999,999

0 Bedroom, 0.00 Bathroom, 6,159 sqft

Multi-family on 0.00 Acres

Ileeroy, Innisfil (Ileeroy), Ontario

Enter an exceptional investment opportunity located in the heart of Innisfil, one of Ontario's fastest-growing communities. This property offers a rare chance to establish a foothold in a burgeoning real estate market. Recently extensively renovated, it features 7 residential units and 1 commercial unit, currently generating substantial rental income, making it a robust investment. Additionally, with preliminary municipal approval for an additional 12 units, the potential expands to a total of 20 units, poised for lucrative rental returns or development. Strategically positioned amidst Innisfil's expanding landscape, this property serves as a gateway for investors looking to capitalize on the town's thriving economy and growing population. Its prime location, just minutes from Barrie and less than an hour from Toronto, appeals to commuters and families alike, driving demand for high-quality housing options. The opportunity to add 12 more units opens doors to diverse possibilities, whether expanding the existing rental portfolio or pursuing new development ventures. Residents enjoy easy access to recreational activities such as boating, fishing, hiking, and golf, blending urban convenience with natural beauty. Backed by the municipality's proactive support for further development and infrastructure improvements including transportation upgrades and expanded commercial facilities investing in Innisfil promises not only immediate returns but also long-term



appreciation and prosperity. Whether you're a seasoned investor seeking portfolio diversification or an astute entrepreneur with an eye for opportunity, this property offers an ideal platform to realize your vision and maximize returns in Innisfil's dynamic real estate market. Buyer encouraged to pursue CMHC lending opportunity through MLI Select product. *Complete iGuide interior virtual tour and building plans available by request.*
(id:6289)

Essential Information

Listing #	N12436703
Price	\$2,999,999
Bathrooms	0.00
Square Footage	6,159
Acres	0.00
Type	Multi-family

Community Information

Address	1370 Killarney Beach Road
Subdivision	Lefroy
City	Innisfil (Iefroy)
Province	Ontario
Postal Code	L0L1W0

Amenities

Features	Irregular lot size
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Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=119.04 x 266.81 FT ; 58.30'x119.04x266.81x127.67x206.23x21.25
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Listing Details

Listing Office	ROYAL LEPAGE FIRST CONTACT REALTY
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