

\$679,000 - 12 King's Court, Orillia

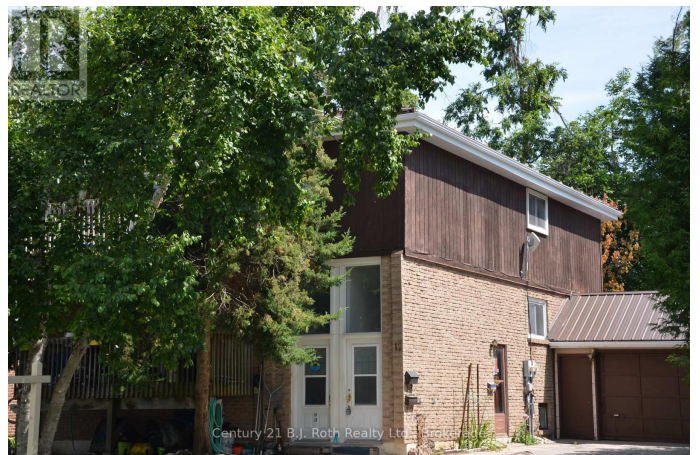
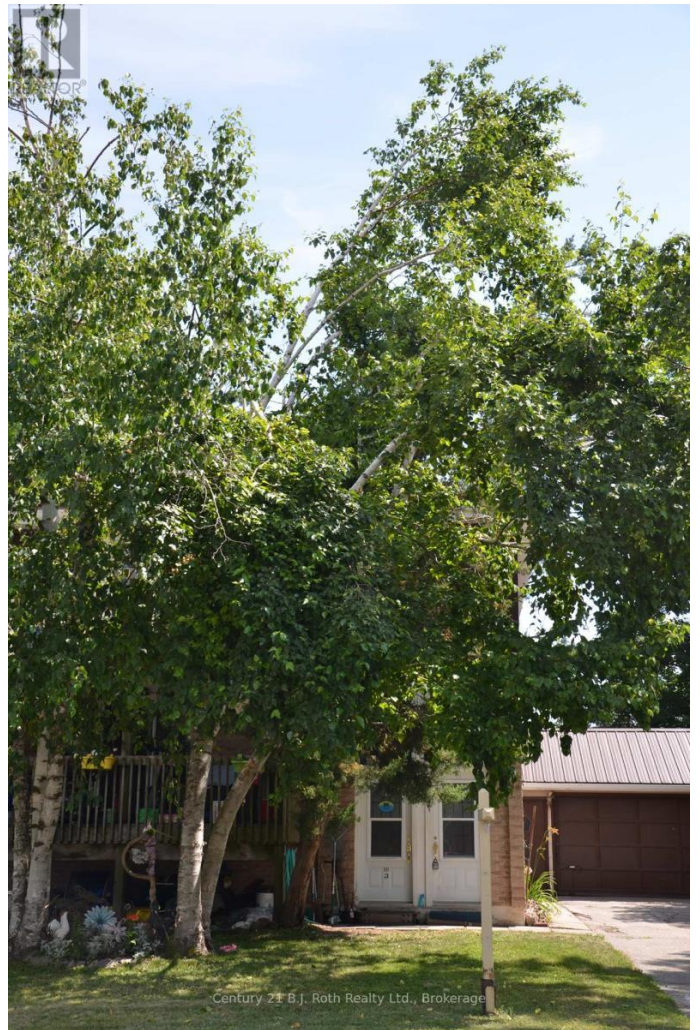
MLS® #S12297601

\$679,000

7 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

Triplex in the Heart of Orillia Steps to Couchiching Park! This is an incredible investment opportunity for a well-maintained triplex located near trails, walking distance from Couchiching Park, public transit, downtown shops, and golf courses, offering strong tenant appeal and income potential. 2 - 3 Bedroom Units with private decks, above grade with spacious layouts, 2 units ready for immediate occupancy or ideal for owner-occupier (2nd 3 bedroom unit have been served eviction notice). Set your rent, current average 3 bedroom rent in Orillia is \$2,400/mth. Garage for additional storage or rental income potential. New fiberglass asphalt single roof - September 2025 with new soffit and fascia in 2024. Recent Updates to Unit 12 include: new electrical panel-2024, fresh paint throughout, new kitchen & 3rd bedroom flooring, new light fixtures & 1 ceiling fan, outlets and switches, upgraded bathroom vanity & toilet, new baseboards-2025, features a gas fireplace in the living room, rough in for in unit laundry and separate water, electrical and gas meters. Unit 10 and 10B share electrical, water & gas meters. Shared laundry in basement. This property is a legal duplex with current use as a triplex. The process has been started with The City of Orillia to qualify as a legal triplex, including completed plans and upgraded electrical panel. Separate entrances for each unit, with excellent upside for investors or multi-generational living. Vacant units give the flexibility to set your own



rents or live in one while renting the others.
Approx. 90 minutes to Toronto, Orillia
continues to grow as a vibrant lakeside
community with expanding infrastructure and
amenities. Don't miss this rare opportunity to
own a cash-flow-ready triplex in one of Orillia's
most desirable locations! (id:6289)

Essential Information

Listing #	S12297601
Price	\$679,000
Bedrooms	7
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	12 King's Court
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V6S4

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water meter, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 2

Exterior

Exterior Brick, Wood

Lot Description 65 x 98.6 FT|under 1/2 acre

Foundation Block

Listing Details

Listing Office Century 21 B.J. Roth Realty Ltd.



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Listing information last updated on November 5th, 2025 at 11:31am EST