

\$3,678,900 - 34 Berczy Street, Barrie (city Centre)

MLS® #S12454766

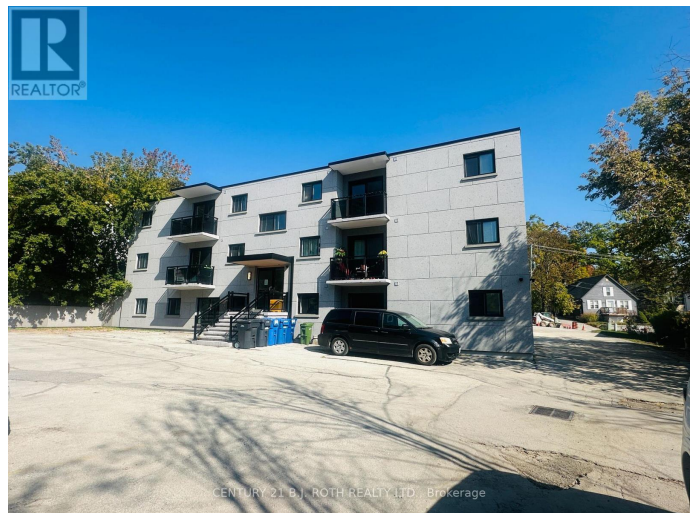
\$3,678,900

0 Bedroom, 0.00 Bathroom, 10,875 sqft

Multi-family on 0.00 Acres

City Centre, Barrie (city Centre), Ontario

Updated, purpose-built multiplex walking distance to the beautiful waterfront and Situated within Barrie's Urban Growth Centre making it ideally positioned for strong tenant demand. This well-maintained apartment building features 11 spacious two-bedroom units on a large lot with more than enough parking. Major bonus is the current locker area has potential to convert it to a 12th unit complete with a washroom rough-in. The exterior has been significantly upgraded with a gemstone finishing EIFS system. This boosts durability and visual appeal mimicking natural stone with a textured, mineral-rich surface. It acts like a thermal blanket for the building and stands up to harsh weather making it a smart, stylish choice for long-term performance. The balconies have also been significantly upgraded to this turn key investment gem. Five of the units are being rented below market rent so in time as tenants turnover, there is also significant upside in income opportunity. Residents enjoy easy access to transit and can walk to grocery stores, restaurants, and shopping. A solid investment in one of Barrie's desirable and fast-growing areas. (id:6289)



Essential Information

Listing #	S12454766
Price	\$3,678,900
Bathrooms	0.00

Square Footage	10,875
Acres	0.00
Type	Multi-family

Community Information

Address	34 Berczy Street
Subdivision	City Centre
City	Barrie (city Centre)
Province	Ontario
Postal Code	L4M3P7

Amenities

Features	Irregular lot size
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Interior

Appliances	Dryer, Washer
Heating	Baseboard heaters
Cooling	None

Exterior

Lot Description	131.2 x 170 FT
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Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
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