

\$799,000 - 387 West Street N, Orillia

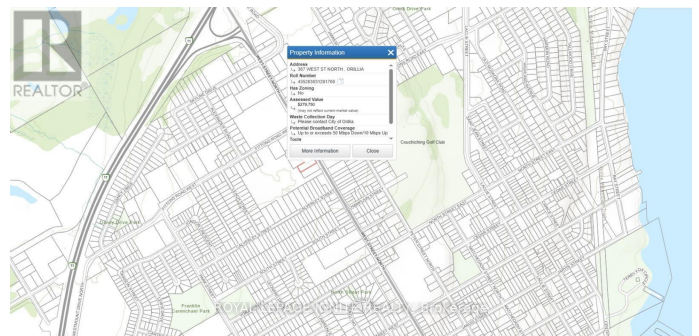
MLS® #S12474832

\$799,000

5 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

Intensification Area Land!. Fabulous Investment Opportunity!. City of Orillia Official Plan has been consolidated on June 2nd, 2025. Excellent Investment Opportunity! Positive cashflow!! Great future development potential!!! 387 West St N features 5 fully rented units, all on month-to-month terms with solid tenants paying market-value rents. Positive cashflow!! All tenants willing to stay. Great Property Manager who takes care of all aspects of the property. Handsfree investment opportunity. The property offer a 95' Frontage By 257' depth (0.56 acres) suitable for redevelopment. The site is located within Orillia's "Intensification Area" designation - a zoning context aimed at supporting higher-density, mixed-use development. Under the City of Orillia Official Plan consolidated on June 2nd, 2025 for the Intensification Area, permitted uses include: - Stand alone multiple unit residential buildings, including all forms of townhouses and apartment buildings - Mixed use buildings combining residential units with retail, service, or office uses - Tourist accommodations, live work units, communal housing (with ancillary services) - Home occupations, elementary & secondary schools, places of worship (Church etc.), child care facilities, stand alone retail/restaurant/office/service commercial uses - Additional dwellings in existing residential dwellings, parks & recreation facilities, and public & private utilities. A Minute Away From Hwy 11. The Convenience Of



Shopping, Tim Horton's, Business Depot & Canadian Tire. Close by to Golf, Parks, Baseball diamond and play grounds. Less Than 2 km From Lakehead University. Close To Orillia Square Shopping Center. Right Beside Orchard Park Public School. Financials available upon request. (id:6289)

Essential Information

Listing #	S12474832
Price	\$799,000
Bedrooms	5
Bathrooms	5.00
Acres	0.00
Type	Multi-family

Community Information

Address	387 West Street N
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V5E7

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	7
Parking	No Garage
View	City view

Interior

Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Stories	2

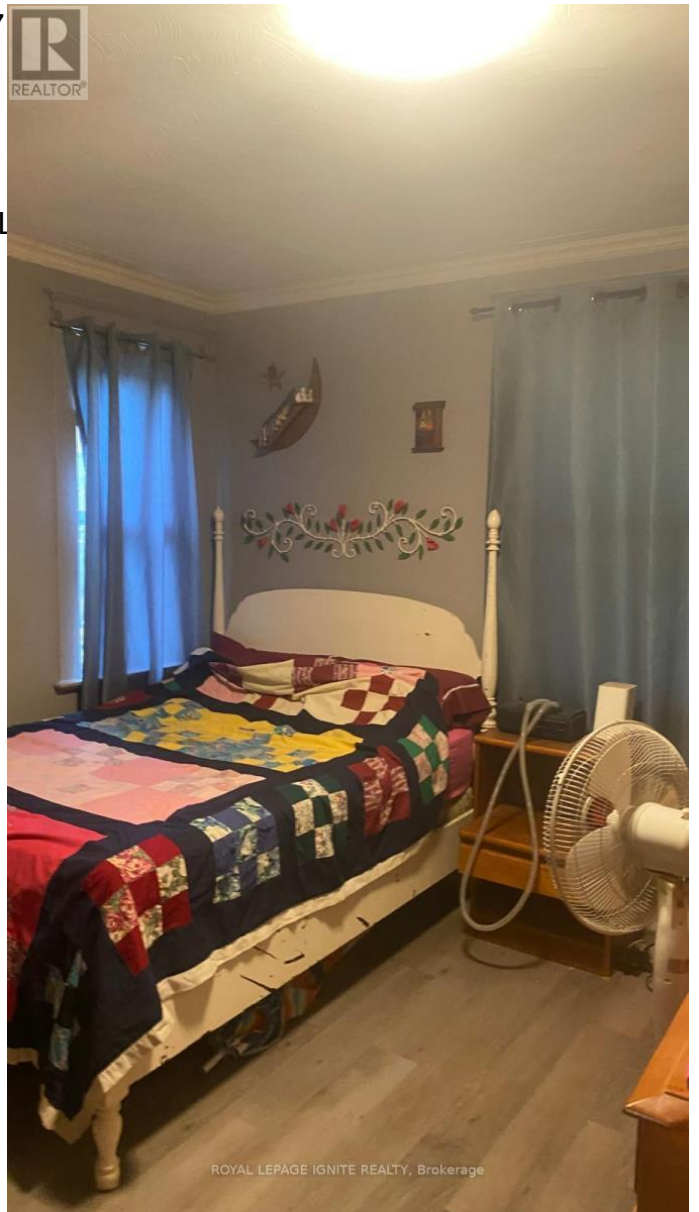
Exterior

Exterior	Brick, Vinyl siding
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Lot Description 92 x 257.9 FT ; 92.08 x 257.9 FT
Foundation Stone

Listing Details

Listing Office ROYAL LEPAGE IGNITE REALTY



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Listing information last updated on November 5th, 2025 at 1:31pm EST