

# \$395,000 - 635 Wellington St, Sault Ste. Marie

MLS® #SM251901

**\$395,000**

0 Bedroom, 0.00 Bathroom, 3,500 sqft

Multi-family on 0.00 Acres

Sault Ste. Marie, Sault Ste. Marie, Ontario

Attention Investors - Build your investment portfolio with this 5 Unit Multiplex with stable, long term tenants paying reliable rents in each unit. Units 2 & 3 rewired by Top Line Main apartments heated by Navien gas boiler. Apartment 5 is a fully self contained unit with it's own newer gas furnace (April 2022), tenant pays heat, basement and fenced yard exclusive use, as tenant maintains grass & garden. Owner pays heat for main building only (Units 1, 2, 3 & 4). Four separate PUC meters and two gas meters. Shingles replaced on main roof in 2018. Many upgrades have been completed, fire doors on each unit. Seller is willing to stay on as Property Manager if agreed upon. Walking distance to shopping, laundromat, downtown plaza and parks. Don't wait book your showing today. (id:6289)

Built in 1909

## Essential Information

|                |              |
|----------------|--------------|
| Listing #      | SM251901     |
| Price          | \$395,000    |
| Bathrooms      | 0.00         |
| Square Footage | 3,500        |
| Acres          | 0.00         |
| Year Built     | 1909         |
| Type           | Multi-family |

## Community Information

Address 635 Wellington St



|             |                  |
|-------------|------------------|
| Subdivision | Sault Ste. Marie |
| City        | Sault Ste. Marie |
| Province    | Ontario          |
| Postal Code | P6A2M6           |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Utilities | Cable, Electricity, Natural Gas, Telephone |
| Parking   | Gravel                                     |

### Interior

|              |        |
|--------------|--------|
| Heating      | Boiler |
| # of Stories | 3      |

### Exterior

|            |              |
|------------|--------------|
| Exterior   | Brick        |
| Foundation | Block, Stone |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage® Northern Advantage |
|----------------|----------------------------------|



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