

\$699,000 - 4459 County Rd 34 Road, South Glengarry

MLS® #X11904391

\$699,000

0 Bedroom, 0.00 Bathroom,
Business

723 - South Glengarry (Charlottenburgh) Twp,
South Glengarry, Ontario

ATTENTION INVESTERS!! Unique opportunity awaits you just outside the village of Green Valley. This 7-plex has a CAP RATE OF 10.1%!! One of the lower paying tenants is moving out on July 1st so that will increase the cap rate. There are two residential properties and a garage located on 3.5 acres. The main unit is a 2-storey house that has four apartments. The second building is home to three apartments. A garage is rented to one of the apartment tenants. All units have tenants and require a minimum of 24 hours' notice for showings. This property is less than ten minutes to Alexandria and has easy access to both the 401 and the 417 highways. The Net Operating Income is \$70,418. (id:6289)

Essential Information

Listing #	X11904391
Price	\$699,000
Bathrooms	0.00
Type	Business

Community Information

Address	4459 County Rd 34 Road
Subdivision	723 - South Glengarry (Charlottenburgh) Twp
City	South Glengarry
Province	Ontario
Postal Code	K0C1A0



Interior

Heating Baseboard heaters
Cooling Partially air conditioned

Listing Details

Listing Office RE/MAX AFFILIATES MARQUIS LTD.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 12:16pm EDT