

\$688,000 - 12 Cartwright Street, London East (east F)

MLS® #X12033299

\$688,000

6 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

East F, London East (east F), Ontario

Nestled in Historic Downtown Woodfield (2016 Winner of Great Places in Canada Award) sits this 19th century cottage charmer style home. Full of history, this newly renovated multi-generational home sits on a huge lot with one of the largest backyards on the street that features a row of fully mature lilac bushes, an outdoor living space with gas hookup, huge gardens and two driveways with space for up to three cars, making navigating multi-family life a breeze. Lord Roberts Public School and London Central Secondary School are within walking distance making this a perfect family home featuring 3 spacious bedrooms, two bathrooms, a full kitchen, kitchenette and laundry in the back as well as a full in-law or guest suite in the front featuring a huge front porch and the option for laundry in the basement. The home also features a legal 2 bedroom upper apartment w/ separate entrance and dedicated laneway; newly rented at \$1610 a month inclusive of utilities for August 1st, 2025. The rear lower three bed and two bath unit with in suite laundry is also newly rented generating \$3250 a month inclusive of utilities for August 1st, 2025. Currently there is flexibility as the front main level one bedroom unit is vacant; making for an ideal owner occupied property. This unit is projected for rent at \$1475 inclusive of utilities. This makes this a prime opportunity for a family or investor to reside in this spacious unit and generate two other income sources with the rental of the other two unit. This also



present a prime opportunity for a multigenerational family to share this property. With projected rents of \$6,435 a month with all three units rented; with an annual projected rental income of \$76,020 and net operating income of \$57,155; this prime location triplex is operating at an projected 8.3% Cap Rate at asking price. This spacious lot also offers ample room to add an additional stand alone garden suite unit in the future. (id:6289)

Essential Information

Listing #	X12033299
Price	\$688,000
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	12 Cartwright Street
Subdivision	East F
City	London East (east F)
Province	Ontario
Postal Code	N6B2W4

Amenities

Amenities	Park, Place of Worship, Public Transit, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Flat site, Lighting, In-Law Suite
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Basement Walk-up

Exterior

Exterior Vinyl siding
Exterior Features Landscaped
Lot Description 46.5 x 121.5 FT
Foundation Block

Listing Details

Listing Office EXP REALTY



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