

\$1,724,900 - 504 Andrew Street, Shelburne

MLS® #X12061421

\$1,724,900

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

Shelburne, Shelburne, Ontario

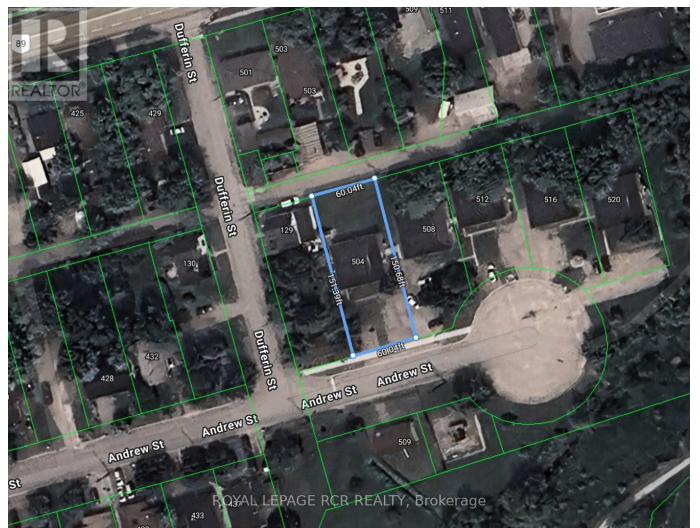
An outstanding investment opportunity for a solid, updated fourplex, featuring 4 bright, separate 2 bedroom apartments. The building has a brick exterior and is sited on a spacious 60 ft. x 150 ft. lot. The building has 4 individual hydro meters and 4 water meters. Each unit features open concept kitchen, dining & living area with breakfast counters, 2 bedrooms, a full 4 piece bathroom and ensuite laundry. Each unit was refreshed with neutral decor in 2024, quality laminate flooring, updated cabinetry and bathroom fixtures. Each unit also features a ductless heating/cooling unit. This turnkey investment opportunity offers great income and cap rate, with the opportunity to add two new tenants or owner occupy a unit after April 30th. See attached income/expense information. (id:6289)

Essential Information

Listing #	X12061421
Price	\$1,724,900
Bedrooms	8
Bathrooms	4.00
Acres	0.00
Type	Multi-family
Style	Raised bungalow

Community Information

Address 504 Andrew Street



Subdivision	Shelburne
City	Shelburne
Province	Ontario
Postal Code	L9V2Z1

Amenities

Amenities	Schools, Place of Worship, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Parking Spaces	7
Parking	No Garage

Interior

Appliances	Water meter, Dryer, Stove, Water Heater, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	60 x 150 FT
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE RCR REALTY
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