

# \$1,999,000 - 1070 592 N, Perry

MLS® #X12123533

**\$1,999,000**

16 Bedroom, 0.00 Bathroom, 5,100 sqft

Multi-family on 205.03 Acres

Perry, Perry, Ontario

Seller states Cap Rate = 7.1%. All figures to be verified by the Buyer. The "Blue Jay" is a large, two building multi residential rental property with 10 units located across from Clear Lake, with the public boat launch and beach close by. A New well system was installed December 2024. Each building has it's own separate septic system. Evergreen Heights Public School and Highlands Child Care Centre is located 7 minutes away in Emsdale while the hustle and bustle of Huntsville is only 12 minutes away. A further income potential, the utility room has 3 hook up locations for laundry to add coin washers and dryers. Each unit has separate entrance. Parking accommodates 20+ vehicles. Building 1 has six large, 850+ Sq. Ft per unit, 2 bedroom units. Tenants pay their own hydro/heat. Every unit has had updates, 2 units renovated, 2021 & 2023. Building 2 is NOT subject to rent control, and was completed September 2019. 2 Units are 1 bedroom PLUS den, and 2 units are 1 bedroom, heat and hydro is included for these units. With a current gross annual rent of \$158,256.12 and low operating costs of \$17,030.36 - this multi residential property could be a great investment to expand your portfolio! (id:6289)



## Essential Information

Listing # X12123533

Price	\$1,999,000
Bedrooms	16
Bathrooms	0.00
Square Footage	5,100
Acres	205.03
Type	Multi-family

### Community Information

Address	1070 592 N
Subdivision	Perry
City	Perry
Province	Ontario
Postal Code	P0A1J0

### Amenities

Parking Spaces	20
----------------	----

### Interior

Appliances	Dishwasher, Dryer, Water Heater, Washer
Heating	Baseboard heaters

### Listing Details

Listing Office	Royal LePage Lakes Of Muskoka Realty
----------------	--------------------------------------



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 15th, 2025 at 2:46am EDT