

\$2,225,000 - 1576 Caledonia Street, London East (east H)

MLS® #X12137351

\$2,225,000

18 Bedroom, 12.00 Bathroom,
Multi-family on 97.00 Acres

East H, London East (east H), Ontario

An excellent investment opportunity: purpose-built, all-brick 12-unit apartment building featuring 6 spacious two-bedroom units and 6 one-bedroom units. This well-maintained property is fully rented with long-term tenants, offering stable cash flow and minimal vacancy risk. Located on a quiet dead-end street, it provides tenants with a peaceful living environment while being just minutes from Fanshawe College and offering quick access to Highway 401 ideal for students, commuters, and working professionals alike. With an annual gross rental income of \$117,780, this asset delivers solid returns, but there is significant potential to enhance income over time. Current rents are below market, presenting an opportunity for new ownership to gradually increase revenues through natural tenant turnover or strategic updates. A turnkey addition to any investment portfolio, this property combines immediate income with long-term upside in a high-demand rental area. (id:6289)

Essential Information

Listing #	X12137351
Price	\$2,225,000
Bedrooms	18
Bathrooms	12.00



Acres	97.00
Type	Multi-family

Community Information

Address	1576 Caledonia Street
Subdivision	East H
City	London East (east H)
Province	Ontario
Postal Code	N5W2W7

Amenities

Amenities	Public Transit, Schools, Separate Heating Controls
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Flat site, Lighting
Parking Spaces	16
Parking	No Garage
View	View

Interior

Appliances	Intercom, Water Heater, Water meter
Heating	Natural gas Hot water radiator heat
# of Stories	3
Basement	Separate entrance

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office	THRIVE REALTY GROUP INC.
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