

\$699,999 - 487 Cannon Street E, Hamilton (gibson)

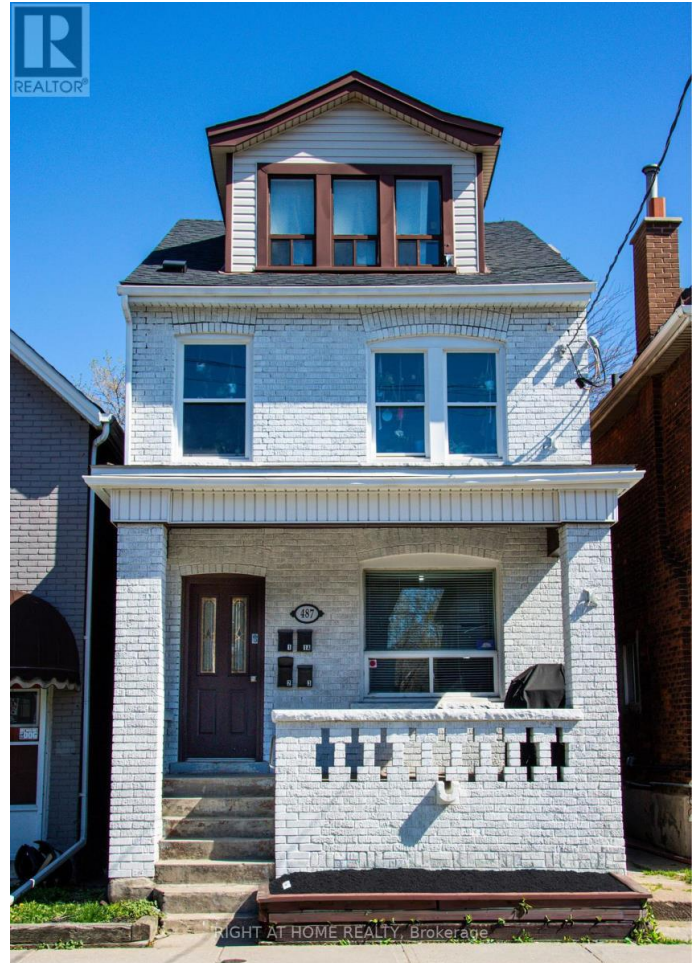
MLS® #X12219524

\$699,999

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

Gibson, Hamilton (gibson), Ontario

Welcome to this meticulously maintained 4-unit investment property, offering exceptional cash flow and long-term appreciation potential. Featuring three 1-bedroom units and one 2-bedroom unit, this turnkey asset generates \$52 860 in annual gross rent with very low operating expenses; investors can achieve great positive cash flow, a rare find in today's market! Tenants are paying market rents and in good standing, ensuring stable, hassle-free income. Recent updates include a new roof and fence (2018), interior waterproofing, new concrete walkway, plumbing upgrades, window replacements, door updates, and tree trimming see the full list of improvements in the attachments. With extensive maintenance completed, this is a prime, low-maintenance investment in a high-demand rental market. Upside potential exists with interior cosmetic updates, making this an ideal opportunity for savvy investors looking for both immediate income and long-term growth. Financials attached. Offers welcome anytime! (id:6289)



Essential Information

Listings #	X12219524
Price	\$699,999
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address 487 Cannon Street E
Subdivision Gibson
City Hamilton (gibson)
Province Ontario
Postal Code L8L2E5

Amenities

Amenities Hospital, Park, Public Transit
Parking Spaces 2
Parking No Garage

Interior

Appliances Stove, Refrigerator
Heating Natural gas Forced air
Cooling None
of Stories 3
Has Basement Yes
Basement Apartment in basement

Exterior

Exterior Brick
Lot Description 20 x 95 FT
Foundation Concrete

Listing Details

Listing Office RIGHT AT HOME REALTY



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