

\$3,700,000 - 529-535 Drewery Road, Cobourg

MLS® #X12302656

\$3,700,000

16 Bedroom, 8.00 Bathroom,
Multi-family on 0.00 Acres

Cobourg, Cobourg, Ontario

RECENTLY COMPLETED AND FULLY LEASED, THIS ATTRACTIVE (8) EIGHT PLEX IS A RARE REALTY PRODUCT, A HIGHLY SOUGHT AFTER COMMODITY AND THE PERFECT ADDITION TO YOUR REAL ESTATE PORTFOLIO. SITED IN EAST VILLAGE, ONE OF COBOURGS MOST DESIRABLE NEW RESIDENTIAL NEIGHBOURHOODS, 529-535 DREWERY ROAD WAS BUILT IN 2025 BY STALWOOD HOMES, A RENOWNED LOCAL DEVELOPER AND BUILDER. THE OFFERING FEATURES (8) SMARTLY DESIGNED OPEN CONCEPT APARTMENT UNITS; (4) ON LEVEL 1 AND (4) ON LEVEL 2; EACH OF THE (8) UNITS INCORPORATES (2) SPACIOUS BEDROOMS, A WELL APPOINTED KITCHEN WITH A COMPLEMENT OF STAINLESS STEEL APPLIANCES, BRIGHT LIVING AND DINING AREAS, A FULL BATH AND ENSUITE LAUNDRY FACILITY TOGETHER WITH A WASHER AND DRYER (CHECK THE FLOOR PLAN ON-LINE TO GET A SENSE OF THE VERSATILITY OF THE UNITS LAYOUT). ALSO, UPON INSPECTION THE WISE BUYER/INVESTOR WILL COME TO REALIZE THAT THE VALUE AND DESIRABILITY OF THE BUILDING IS ENHANCED BY THE FACT THAT EACH APARTMENT COMES WITH ONE (1) DEDICATED PARKING SPOT AND IS EQUIPPED WITH ITS OWN: HEAT PUMP, AIR CONDITIONING UNIT, A HOT WATER



TANK, A WATER METER AND A HYDRO METER. IF YOU'RE SEARCHING FOR A SPECIAL PROPERTY TO INVEST IN, THIS ONE HAS ALL IT TAKES, INCLUDING LOCATION. 529-535 DREWERY ROAD IS PERFECTLY POSITIONED A SHORT DRIVE EAST OF COBOURG'S HISTORIC AND DYNAMIC DOWNTOWN, ENABLING THE BUILDING'S RESIDENTS TO TAKE ADVANTAGE OF ALL THE AMENITIES OFFERED BY THE WONDERFUL TOWN OF COBOURG. THUS, ENHANCING THE TENANTS' ENJOYMENT OF THE RENTAL ACCOMODATION AND CONSEQUENTLY, TENANCY RETENTION. IN SHORT, HAPPY TENANTS, HAPPY LANDLORD! (id:6289)

Essential Information

Listing #	X12302656
Price	\$3,700,000
Bedrooms	16
Bathrooms	8.00
Acres	0.00
Type	Multi-family

Community Information

Address	529-535 Drewery Road
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K9A3P5

Amenities

Amenities	Separate Heating Controls, Separate Electricity Meters
Utilities	Electricity, Sewer
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dishwasher, Microwave, Range, Stove, Refrigerator
Heating	Electric Baseboard heaters
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	107 x 103 FT
Foundation	Slab

Listing Details

Listing Office RE/MAX ROUGE RIVER REALTY LTD.



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