

\$299,900 - 122 Dibble Street E, Prescott

MLS® #X12325320

\$299,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

808 - Prescott, Prescott, Ontario

Ideal for savvy investors seeking a high-yield, low-touch opportunity in Prescott, this duplex at 122 Dibble St E delivers a current 7% CAP rate- well above local multi-unit averages. Both units are fully leased: Unit A (2 bdrm) at \$1,537.50/month, Unit B; rear unit (1 bdrm) at \$1,076.25/month, with utilities included in the rent (Rents increasing Oct 1 to Unit A; \$1575.94 and Unit B; \$1103.16). Recent electrical and plumbing upgrades minimize maintenance risk and raise asset appeal. Strategic flexibility: easily re-convertible to a single-family home by re-opening two passageways (one per floor) offering options for owner occupancy or conversion upside. Positioned in the heart of Prescott, just steps from RiverWalk Park, Heritage River Trail, and the nationally significant Fort Wellington, the location supports both lifestyle and lodging appeal. Prescott's strong community infrastructure, economic development plans, and recreational trails enhance investor confidence. This is a turnkey investment featuring solid income, minimal capital requirements near-term, and conversion optionality for future value optimization. Minimum 24 hours notice for showings and minimum 24 hour irrevocable on all offers. No interior photos as per the request of tenant privacy. (id:6289)



Essential Information

Listing #	X12325320
Price	\$299,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	122 Dibble Street E
Subdivision	808 - Prescott
City	Prescott
Province	Ontario
Postal Code	K0E1T0

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Two stoves, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	2

Exterior

Exterior	Aluminum siding, Stucco
Lot Description	71 x 68 FT
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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Listing information last updated on November 4th, 2025 at 1:46pm EST