

\$419,000 - 470 13th Street W, Owen Sound

MLS® #X12361699

\$419,000

4 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

Owen Sound, Owen Sound, Ontario

Calling all first time homebuyers! This property can easily be converted back to a single family home or you could keep it as a triplex and live in one unit and have your tenants pay all of your mortgage! Great for multi-generational families. This is a fabulous way to get into the real estate market and start building equity now! Or if you're a real estate investor, this is your chance to add a quality triplex to your portfolio. This triplex consists of 2-one bedroom units and 1-two bedroom unit. There is a large paved parking area for five cars and a large fenced rear yard for all tenants to use. The high efficient natural gas forced air furnace was installed in 2008. New ABS drains and copper plumbing lines were installed in 2000. This triplex is priced to sell! Monthly Rental Income is \$2,364. Expenses: Gas \$1,312, Water/Sewer \$1,651, Water Heater Rental \$300, Insurance \$1,105 Taxes \$3,209, Hydro \$2,777. (id:6289)



Essential Information

Listing #	X12361699
Price	\$419,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	470 13th Street W
Subdivision	Owen Sound
City	Owen Sound
Province	Ontario
Postal Code	N4K3W7

Amenities

Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water meter, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	40 x 148 FT
Foundation	Brick, Stone

Listing Details

Listing Office	eHomes Realty Ltd.
----------------	--------------------



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 29th, 2025 at 1:46am EDT