

\$1,099,900 - 8350 County Road 15 Road, Augusta

MLS® #X12434507

\$1,099,900

6 Bedroom, 6.00 Bathroom,
Multi-family on 120.50 Acres

809 - Augusta Twp, Augusta, Ontario

Exciting investment opportunity in the quaint village of North Augusta! Situated on over 1 acre of land, this property offers 6 fully renovated rental units plus a large garage space, perfect for storage or workshop---a rare find with incredible flexibility. Prime Location: Only a short drive to Brockville, Highway 401, Kemptville, Merrickville, and Ottawa.

Renovated Units: Each apartment comes with appliances, outdoor storage, and its own porch (except unit 4). All but one include a propane fireplace (except unit 6) for cozy comfort.

Peace of Mind: A separate utility room houses a generator that keeps power running for all 6 units and the garage - no outages to worry about. Modern Upgrades: Two brand-new septic systems and a paved driveway are already completed. Income-turnkey: Live in one unit while rental income helps pay the mortgage. Versatile Garage: A large, heated space ideal for equipment storage or a workshop. Opportunities like this are rare: a turnkey income property with built-in security, comfort, and long-term potential. Rentals all include 2 parking spots, 1 locker, heat and hydro. #1 - \$525.00 (bachelor) / #2 - 1950.00 / #3 - 1800.00 / #4 - 1103.16 / #5 - 1600.00 / #6 - 1550.00 / Garage is 2260.00 = 10,788.46 per month = 129,461.52 for the year ----- Taxes - \$8100.00 / Insurance - \$7400.00 / Heating - \$7348.00 / Electricity - \$17,890.00 = 40,738.00 ----- NET INCOME is \$ 88,723.52 divided by 12 net per month is approx. 7393.00 per month with current rents



(id:6289)

Essential Information

Listing #	X12434507
Price	\$1,099,900
Bedrooms	6
Bathrooms	6.00
Acres	120.50
Type	Multi-family

Community Information

Address	8350 County Road 15 Road
Subdivision	809 - Augusta Twp
City	Augusta
Province	Ontario
Postal Code	K0G1R0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Carpet Free
Parking Spaces	30
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Other Baseboard heaters
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	5
# of Stories	2

Exterior

Exterior	Steel
Foundation	Slab

Listing Details

Listing Office	RE/MAX HOMETOWN REALTY INC
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