# \$678,800 - 71 Mcgonigal Street W, Arnprior

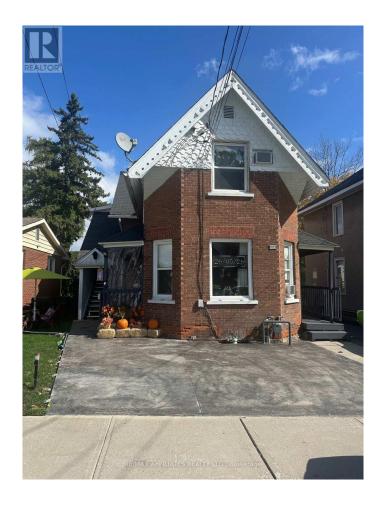
MLS® #X12438058

### \$678,800

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

550 - Arnprior, Arnprior, Ontario

Fantastic investment opportunity in downtown Arnprior! This updated and fully leased multiplex is perfect for owner-occupied use or as a strong addition to your rental portfolio. Walk to shopping, restaurants and retail, located on a guiet street, the property has been exceptionally maintained with long-term, adult tenants in a non-smoking building. The building has had zero rent arrears in the past 14 years, showcasing its stability and reliability. Financial highlights include annual rents of \$48,780, expenses of \$8,752, and a net operating income of \$40,028, providing a healthy 5.8% cap rate. Tenants pay their own hydro with separately metered units, and the property also offers on-site laundry, four parking spaces, and a strong rental history. Inclusions are 4 fridges, 4 stoves, 3 air conditioning units, and washer/dryer. Showings require 24 hours notice. Please allow 24 hours irrevocable on all offers. Vendor may consider assisting with financing. Contact the listing agent for complete financial details. Kindly do not access the property without prior arrangements. (id:6289)



## **Essential Information**

Listing # X12438058

Price \$678,800

Bedrooms 4

Bathrooms 4.00

Acres 0.00

Type Multi-family

## **Community Information**

Address 71 Mcgonigal Street W

Subdivision 550 - Arnprior

City Arnprior
Province Ontario
Postal Code K7S1M2

#### **Amenities**

Amenities Separate Electricity Meters
Utilities Cable, Electricity, Sewer

Features Flat site, Lane, Paved yard

Parking Spaces 4

Parking No Garage

#### Interior

Appliances Dryer, Stove, Washer, Refrigerator

Heating Natural gas Forced air Cooling Window air conditioner

# of Stories 2
Has Basement Yes

#### **Exterior**

Exterior Brick, Vinyl siding
Lot Description 26.5 x 93.2 FT

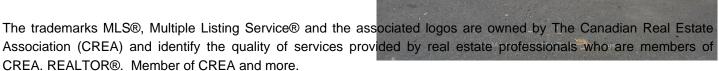
Foundation Stone

## **Listing Details**

Listing Office RE/MAX AFFILIATES REALTY







Listing information last updated on October 27th, 2025 at 10:01pm EDT



