

\$539,999 - 70-72 Victoria Avenue, Smiths Falls

MLS® #X12438345

\$539,999

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

901 - Smiths Falls, Smiths Falls, Ontario

Excellent investment opportunity in the heart of Smiths Falls! This well-maintained brick 4-plex is situated on a corner lot just steps from downtown amenities and the scenic Rideau Canal, a UNESCO World Heritage Site. Offering four 2-bedroom units with tenants already in place, this property is a true turnkey cash-flow generator. Currently bringing in \$35,377 annually, tenants pay their own hydro while the owner covers gas heating (forced air). The building features updates, including roof (2021), furnaces (2021) and recent front windows and back door replacement for Unit 72 and new front windows for the lower unit 70. Hot water tanks are owned, and each unit has its own hydro meter. Upper units enjoy private balconies, while the main level units feature decks and shared access to the spacious yard. Parking is plentiful with a laneway at the back of the building. Smiths Falls offers a charming, small-town atmosphere with attractions like Victoria Park, the Heritage House Museum, and the Railway Museum of Eastern Ontario. Residents enjoy local shops, restaurants, green spaces, and trails, all while being within easy reach of Ottawa and Kingston. A solid brick build, strong rental history, and a prime location make this property a reliable income producer for any investor. Opportunities like this don't last long, secure your piece of Smiths Falls today! (id:6289)



Essential Information

Listing #	X12438345
Price	\$539,999
Bedrooms	8
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	70-72 Victoria Avenue
Subdivision	901 - Smiths Falls
City	Smiths Falls
Province	Ontario
Postal Code	K7A2P5

Amenities

Parking	No Garage
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Interior

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

Exterior

Exterior	Brick
Lot Description	49.1 x 78 FT
Foundation	Stone

Listing Details

Listing Office	EXP REALTY
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