

\$275,000 - 2289 Loop Road, Highlands East (monmouth)

MLS® #X12446386

\$275,000

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

Monmouth, Highlands East (monmouth),
Ontario

This legal 4 unit multiplex in the heart of Wilberforce offers an exceptional opportunity for investors or owner-occupier seeking immediate income and long term growth. Set on a flat 68 x 200 (approx. 0.30 acre) lot, the building includes 2 - 2 bed/1 bath units and 2 - 1 bed/1 bath units, front yard parking is available for each unit. Unit 1 (1 bed/1 bath) features access to a side patio. Unit 2 (1bed/1 bath) includes porch access to the back yard. Unit 3 (2 bed/1 bath) provides a practical layout for small families. Unit 4 (2 bed/1 bath) is fully renovated with a new kitchen, new bathroom, flooring, appliances, and a walkout deck overlooking the fenced backyard. The property is serviced by a well and septic system, heated with electric baseboards, and carries affordable annual taxes. The large, flat backyard is ideal for tenant enjoyment and outdoor gatherings. Located just steps from Wilberforce amenities, shops, restaurants, and Dark Lake with its lovely sandy beach, this asset is attractive to a wide tenant base. With Units 1-3 already rented and Unit 4 move-in ready, this is a rare, income-generating opportunity in a growing rural market. Whether you choose to live in one of the units or add this to your long/short term rental investment portfolio, the potential here is undeniable. Book your private viewing today and secure this smart investment in the heart of the



Essential Information

Listing #	X12446386
Price	\$275,000
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	2289 Loop Road
Subdivision	Monmouth
City	Highlands East (monmouth)
Province	Ontario
Postal Code	K0L3C0

Amenities

Amenities	Place of Worship, Schools
Utilities	Electricity, Wireless, Electricity Connected
Features	Flat site
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Stove, Refrigerator
Heating	Electric Baseboard heaters
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	68.8 x 202.7 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office	CENTURY 21 GRANITE REALTY GROUP INC.
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