

\$1,690,000 - 114-116 Arthur Street, Guelph (st. George's)

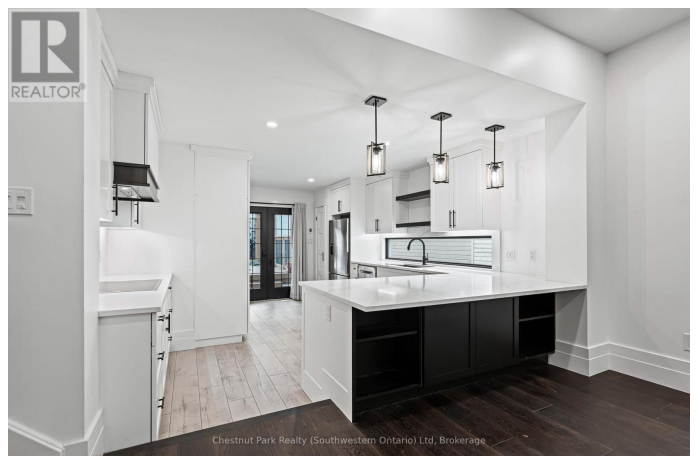
MLS® #X12454729

\$1,690,000

4 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

St. George's, Guelph (st. George's), Ontario

This legal triplex is a rare find and a true cash-flow powerhouse. One half of the building is being completely rebuilt from the ground up, including new footings, and will be fully completed before Christmas. The other half was fully renovated in 2022 with updated electrical, plumbing, windows, and modern, quality updates throughout like heated flooring in the kitchen, high-end appliances, engineered hardwood, stunning bathrooms and skylights to bring in more light. With a coveted downtown location, this property offers incredible rental potential of over \$8,100 per month-or choose to live in one unit and rent out the other two. Both sides of the building will be turnkey and ready for tenants or to move in. This triplex has a strong rental history and has never sat vacant, making it a perfect opportunity for investors seeking immediate income or a live-in scenario with supplemental rental income. Don't miss your chance to own a fully legal, high-performing investment property in the heart of the city. Contact the listing agent for full details and rental history. (id:6289)



Essential Information

Listing #	X12454729
Price	\$1,690,000
Bedrooms	4

Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	114-116 Arthur Street
Subdivision	St. George's
City	Guelph (st. George's)
Province	Ontario
Postal Code	N1E4V2

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Separate Electricity Meters
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Lot Description	53.3 x 64.7 FT under 1/2 acre
Foundation	Stone, Poured Concrete

Listing Details

Listing Office	Chestnut Park Realty (Southwestern Ontario) Ltd
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