

\$375,000 - 1379 3rd Avenue E, Owen Sound

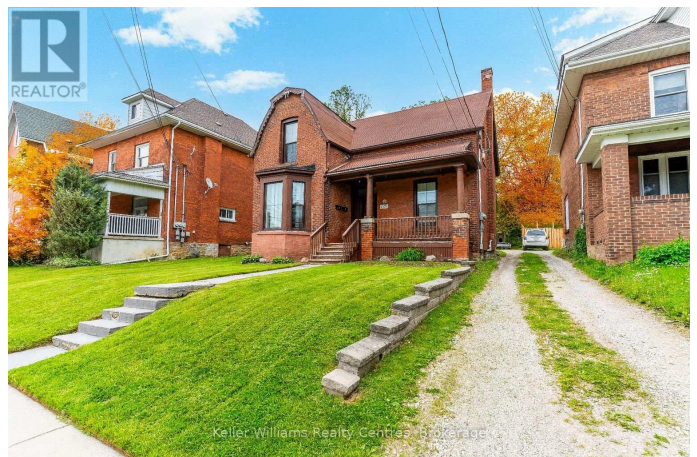
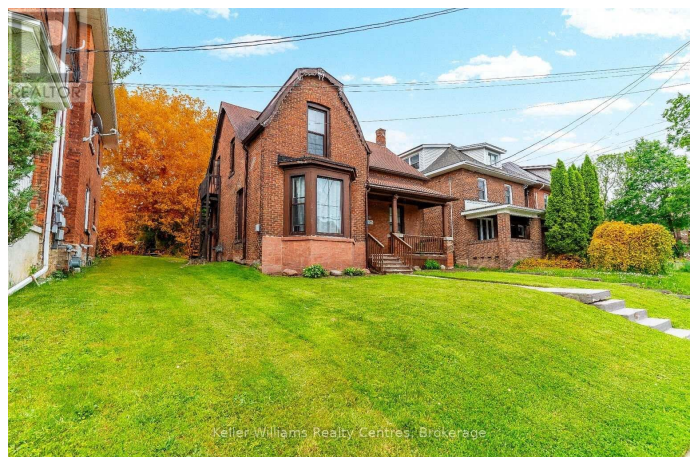
MLS® #X12457182

\$375,000

5 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Owen Sound, Owen Sound, Ontario

TURN-KEY DUPLEX WITH 8.5% CAP RATE. SOLID CASH FLOW IN A STRONG RENTAL MARKET. Looking for a reliable, income-producing property? This legal duplex is the definition of a smart investment, generating over \$41,000 in annual rental income with an unheard of 8.5% cap rate. At 20% down, you'll earn back your initial investment in just 23 months--all while tenants cover their own hydro. The solid brick two-storey home features a spacious 3-bedroom main floor unit and a bright 2-bedroom upper unit, making it a desirable rental in a market with consistent demand. Both units are separately metered with separate entrances and separate laundry. With strong tenant appeal and consistent demand, it's a set-it-and-forget-it kind of asset. Whether you're a seasoned investor or just getting started, this property offers immediate cash flow, long-term stability, and a low-maintenance path to building wealth in the heart of Owen Sound. Smart investment. Solid returns. Zero drama. (id:6289)



Essential Information

Listing #	X12457182
Price	\$375,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00

Type Multi-family

Community Information

Address 1379 3rd Avenue E
Subdivision Owen Sound
City Owen Sound
Province Ontario
Postal Code N4K2L8

Amenities

Amenities Hospital, Schools, Public Transit, Park, Separate Electricity Meters
Utilities Cable, Electricity, Sewer
Parking Spaces 5
Parking No Garage

Interior

Appliances Water Heater, Dryer, Stove, Washer, Refrigerator
Heating Natural gas Forced air
Cooling None
of Stories 2
Has Basement Yes

Exterior

Exterior Brick
Lot Description 36 x 176 FT
Foundation Stone

Listing Details

Listing Office Keller Williams Realty Centres



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 12:46pm EDT