

\$699,900 - 3244 County 41 Road, Greater Napanee (greater Napanee)

MLS® #X12462772

\$699,900

0 Bedroom, 5.00 Bathroom,
Multi-family on 0.36 Acres

58 - Greater Napanee, Greater Napanee (greater Napanee), Ontario

Fully tenanted 5-unit legal non-conforming apartment building generating a strong gross income of \$91,380/year with a 10.685% cap rate. Separately metered for hydro with electric baseboard heating and heat pumps as heating sources. Recent upgrades include a newer well producing over 5 PLUS GPM (no trickle system required) and a 10,000-gallon holding tank with approx. \$3,550/year in pump-out costs. Select units have seen cosmetic improvements, ensuring tenant satisfaction and reduced maintenance. Located just 10 minutes north of Hwy 401 in the quiet village of Roblin, this low-maintenance rural property offers excellent access to urban centres and is just 2 hours from Toronto or Ottawa. A solid opportunity for investors seeking stable cash flow. Detailed expense sheet available upon request. (id:6289)

Essential Information

Listing #	X12462772
Price	\$699,900
Bathrooms	5.00
Acres	0.36
Type	Multi-family

Community Information



Address	3244 County 41 Road
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K0K2W0

Amenities

Features	Irregular lot size
Parking Spaces	5

Interior

Heating	Baseboard heaters
Cooling	Partially air conditioned

Listing Details

Listing Office	RE/MAX HALLMARK FIRST GROUP REALTY LTD. , BROKERAGE
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Listing information last updated on November 4th, 2025 at 9:01am EST