

\$5,988,000 - 44 Central Avenue E, Brockville

MLS® #X12464354

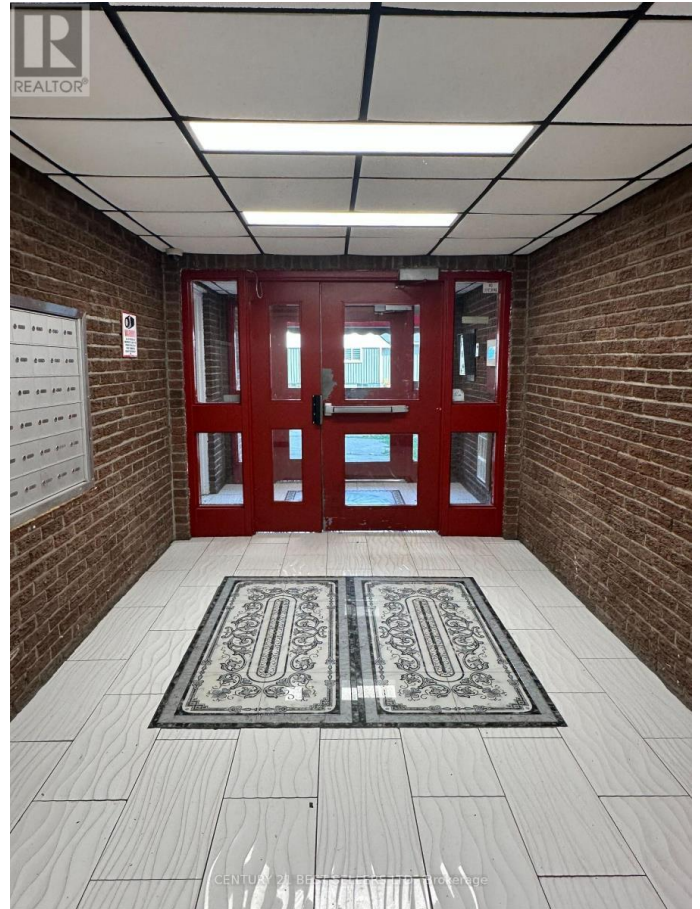
\$5,988,000

0 Bedroom, 0.00 Bathroom, 34,700 sqft

Retail on 0.00 Acres

810 - Brockville, Brockville, Ontario

A rare opportunity to acquire a well-maintained, income-producing 35-unit apartment building in one of Brockville's most desirable neighbourhoods - just northeast of the historic downtown and minutes from the St. Lawrence River. Built in 1979, this solid 5-level masonry building features four levels fully above grade with 34,700 sq.ft. of residential space and a mix of 1-, 2-, and bachelor suites (1 bachelor, 6 one-bedroom, 28 two-bedroom). Each above-grade unit includes a private balcony, and many suites have been updated. Residents enjoy covered parking for up to 38 vehicles, including a renovated two-level garage, elevator service, and three common laundry facilities. The property is situated on a 25,800 sq.ft. corner lot at Central Avenue and Ormond Street, offering great exposure, mature landscaping, and easy access to public transit, shopping, and waterfront trails. The building is fully serviced with municipal water, sewer, and natural gas, and equipped with a secure entry system, fire alarm, emergency lighting, and security cameras. With a proven rental history, generous unit sizes, and landlord-paid utilities, 44 Central Avenue presents a stable and scalable multifamily investment in a growing regional market. (id:6289)



Essential Information

Listing #

X12464354

Price \$5,988,000
Bathrooms 0.00
Square Footage 34,700
Acres 0.00
Type Retail

Community Information

Address 44 Central Avenue E
Subdivision 810 - Brockville
City Brockville
Province Ontario
Postal Code K6V1W6

Interior

Heating Electric Forced air
Cooling Fully air conditioned

Exterior

Lot Description 237.32 x 112.35 FT

Listing Details

Listing Office CENTURY 21 BEST SELLERS



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