

\$624,999 - 36 Welland Street, Welland (lincoln/crowland)

MLS® #X12465322

\$624,999

5 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

773 - Lincoln/Crowland, Welland
(lincoln/crowland), Ontario

Calling All Investors & First-Time Homebuyers!
Turnkey Welland Duplex W/ Finished
Basement Apartment & Garden Suite
Potential! Exceptional Opportunity To Own A
Well-Maintained Legal Duplex With A Finished
Basement Apartment, Ideal For Generating
Multiple Rental Incomes Or Comfortable
Multi-Unit Living. The Spacious Main Unit
Offers 2 Bedrooms, 1 Bath Over Two Storeys,
Featuring A Brand New Kitchen,
Open-Concept Layout, Walkout To A Large
Backyard, And An Oversized Primary
Bedroom With A Private Balcony. Income
Details: The Upper 1-bedroom, 1-Bath Unit
With A Private Rear Entrance Is Currently
Tenanted Month-To-Month At \$1,335/Month.
The Finished Basement Is Currently Tenanted
On A Year Lease At \$1,300/month. The Main
Floor Unit Is Currently Tenanted On A Year
Lease At \$2,000/month. Providing Excellent
Income Potential. The Property Includes Two
Separate Driveways, Allowing For Parking For
5+ Vehicles, And Is Located In An RM Zoning
Area, Which Allows For Further Expansion.
Providing Excellent Potential To Increase
Value And Rental Income. This Property
Offers An Incredible Opportunity For Investors
Or Homeowners Looking To Supplement Their
Mortgage. 7% Cap Rate Potential. Endless
Opportunities Await. Book Your Showing
Today! Preliminary Drawings For Garden Suite
Potential Available Upon Request. (id:6289)



Essential Information

Listing #	X12465322
Price	\$624,999
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	36 Welland Street
Subdivision	773 - Lincoln/Crowland
City	Welland (lincoln/crowland)
Province	Ontario
Postal Code	L3B4E4

Amenities

Features	Carpet Free
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Water Heater, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stucco
Lot Description	49.5 x 132 FT
Foundation	Unknown

Listing Details

Listing Office	ROYAL LEPAGE URBAN REALTY
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