

\$1,499,900 - 62 Talbot Street, St. Thomas

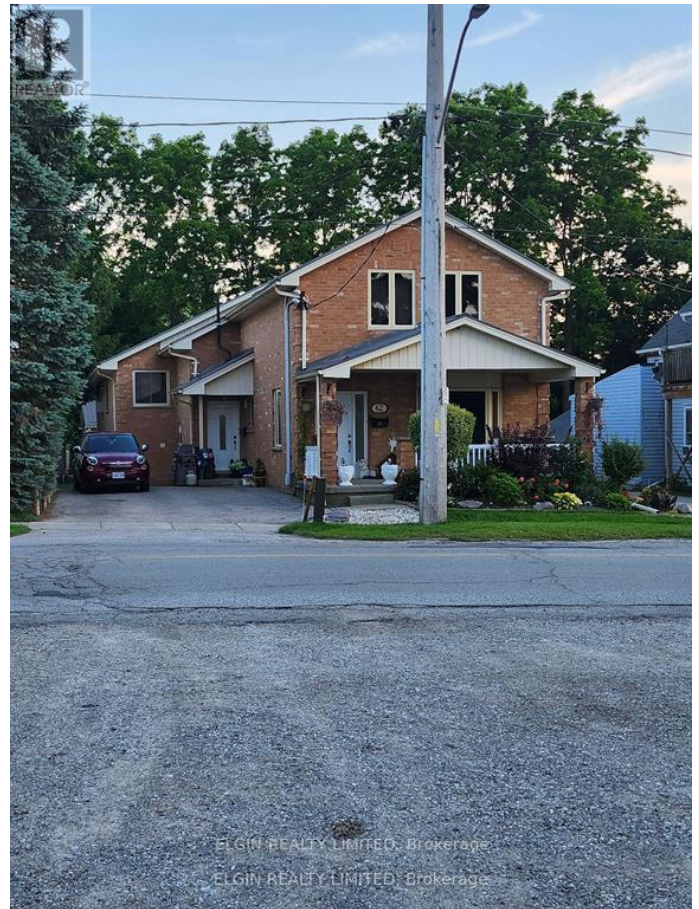
MLS® #X12476455

\$1,499,900

12 Bedroom, 7.00 Bathroom,
Multi-family on 0.00 Acres

St. Thomas, St. Thomas, Ontario

Rare 7-Unit Investment Opportunity in Prime St. Thomas Location. This one-of-a-kind two-story six-plex features all 2-bedroom units, plus a separate bachelor apartment in the basement for a possible total of 7 rental units and 7 bathrooms. One 2-bedroom unit can easily convert to a 3-bedroom (including the bachelor pad as a bedroom) , offering additional income flexibility. Built in 1870 and extensively renovated in 2003, and four modern units added at the rear, along with the garage. The building exterior was stripped and professionally refinished in brick. Interior upgrades include tile flooring in all units, granite countertops, and jetted tubs in six units. Unit 1 features a high-end kitchen with plywood boxes and maple doors, and Unit 2 includes three skylights for added natural light. Enjoy efficient gas radiant heat, with wall-mounted units and 7 owned water heaters (4 recently replaced). Coin laundry is available on-site (machines replaced 3-4 years ago). All windows and entry doors are newer, and a metal roof was installed within the past 7 years on both the main building and the detached garage. The property backs onto the Elevated Park and sits next to the iconic Jumbo the Elephant, a popular landmark and tourist destination. There is parking for 9 vehicles, plus additional overnight parking across the street. A 600 sq ft garage includes 4 large storage units (1 allocated for tenant use). This turnkey investment offers strong income, low maintenance, and excellent visibility in a



high-demand area. 4 units, plus the bachelor will be vacant for the new owner, perfect opportunity to set new market rents. (id:6289)

Essential Information

Listing #	X12476455
Price	\$1,499,900
Bedrooms	12
Bathrooms	7.00
Acres	0.00
Type	Multi-family

Community Information

Address	62 Talbot Street
Subdivision	St. Thomas
City	St. Thomas
Province	Ontario
Postal Code	N5P1A4

Amenities

Amenities	Separate Heating Controls, Sump Pump
Features	Carpet Free, Sump Pump
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2

Interior

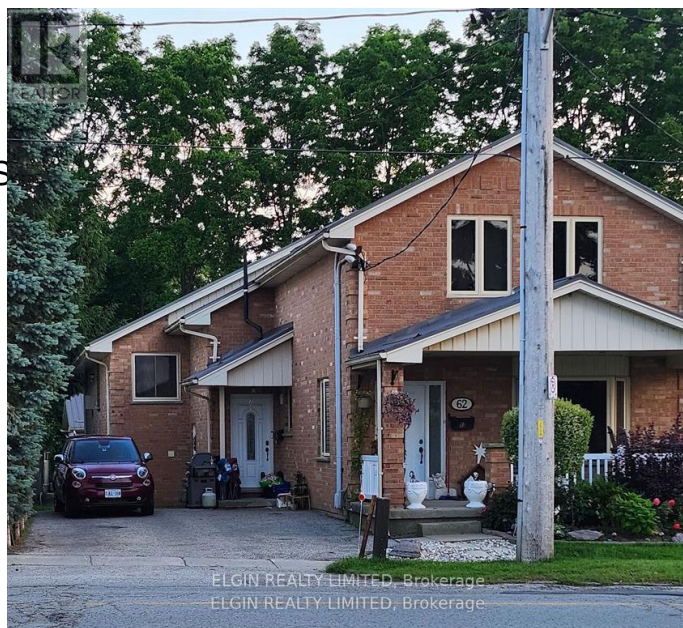
Appliances	Water Heater
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	58.2 x 169.9 FT
Foundation	Concrete

Listing Details

Listing Office	ELGIN REALTY LIMITED
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