



**\$179,900**

**MLS# 202600385**

**5 Bedrooms | 3 Bathrooms | 1,800 Sqft**

Exceptional value here on this nicely laid out LEGAL TRI-PLEX property. CASH FLOW POSITIVE property with DESIRABLE CAP RATE! 3 Fully separate suites each with its own full kitchen, 4-pc bath, Living Room & Dining Room. All utilities are separately metered! 373 Selkirk Main Floor 2 bedroom, 1 bath suite last rented for \$1000/mth + utilities. 371 Selkirk Upper level 2 bedroom, 1 bath suite last rented for \$915mth + utilities. Both units on the main house have access to full common space basement with area for laundry, storage, two forced air gas furnaces & two newer HWTs (updated in 2020). 369 Selkirk is a separate bungalow bachelor 1 bedroom suite last rented for \$700/mth + utilities. This unit offers baseboard electric heat & in-unit laundry. Each unit has 100amp electrical panels, separate water meters and front/back door access. Some newer PVC windows throughout. Ample space for parking at the rear and along the street in front. Close to amenities include public transit, grocery & green space. A great opportunity for those looking to boost their investment portfolio great ROI here! Features: Microwave, Refrigerator, Stove



For full listing details,  
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