



\$349,900

MLS# 202601693

3 Bedrooms | 4 Bathrooms | 1,516 Sqft

TRIPLEX opportunity in desirable Wolseley neighbourhood. Fully rented investment property w/ great tenants on mth-to-mth leases wanting to stay. Two-1 bdrm/1 bath units plus 3rd floor bachelor suite! Full bsmt w/ common access (Main floor tenant utilizes this space only currently). Large parking pad at the rear for up to 4 cars. UNIT #1 -> MAIN FLR - Spacious LR/DR layout w/ office, 4-pc bath and large eat-in kitchen. Full bsmt w/ EGRESS BDRM & additional 4-pc bath & laundry. Former tenant used LR as their bdrm space so this is an option too! Tenant is currently paying \$910/mth. UNIT #2 -> 2ND FLR - Bright unit w/ ample space. LR, Kitchen & bdrm spaces w/4-pc ensuite bath. Current tenant paying \$900/mth. UNIT #3 -> 3RD FLR - Quaint bachelor unit w/ 3pc bath, kitchen and bdrm/great room space. Current tenant is paying \$634/mth. Owner is paying all utilities currently, but there are separate hydro meters so can be charged back to tenants if desired. Some features & updates to the bldg include newer shingles ('24), 50 gallon HWT, mid-efficient boiler, egress bsmt wdw & some updated appliances. Rented well below market rents. Vacant possession an option. Cul-de-sac street, close to transit & amenities. Features: Dryer, Fridges - Two, Stoves - Two, Washer, Window/Portable A/C Unit



For full listing details,
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