

\$299,000 - 64 Balsam Street, Copper Cliff

MLS® #2122638

\$299,000

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.09 Acres

N/A, Copper Cliff, Ontario

Welcome to 64 Balsam Street, Copper Cliff, a solid investment opportunity with immediate upside potential. This well-laid-out four-plex offers three 1-bedroom units and one spacious 3-bedroom unit, catering to a variety of tenant needs. With three units currently vacant, you have the rare chance to set full market rents from day one while completing renovations on your own timeline—perfect for investors looking to implement the BRRRR strategy (Buy, Renovate, Rent, Refinance, Repeat). The oversized lot adds even more value, with potential to build a garage or secondary dwelling for additional income. Whether you're a first-time investor seeking a manageable project or an experienced portfolio builder searching for value-add opportunities, this property checks all the boxes. Multiplexes with this much immediate earning potential are hard to find—act now before it's gone. (id:6289)

Essential Information

Listing #	2122638
Price	\$299,000
Bathrooms	0.00
Acres	0.09
Type	Multi-family

Community Information

Address	64 Balsam Street
---------	------------------



Subdivision	N/A
City	Copper Cliff
Province	Ontario
Postal Code	P0M1N0

Amenities

Parking	Gravel
---------	--------

Interior

Heating	Forced air
---------	------------

Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

Listing Details

Listing Office	ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
----------------	---



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 8:16pm PDT