

\$2,999,900 - 29 Laren Street, Wahnapiatae

MLS® #2125278

\$2,999,900

0 Bedroom, 0.00 Bathroom,
Multi-family on 1.00 Acres

N/A, Wahnapiatae, Ontario

This is not your average income property. Set on a quiet dead-end street in a serene, residential pocket just 10-15min from New Sudbury. This rare and versatile investment sits on 1.2 acres and offers 18 total units, made up of eight two-storey townhomes & a 9-unit apartment building with a large five-bedroom, two-storey home attached. Each of the eight townhomes features three bedrooms, one-and-a-half bathrooms, a full basement, and a private backyard. With no shared common areas and separate entrances, they feel just like single-family homes. Even better, all townhomes are separately metered, and tenants pay their own heat, hydro, and water—keeping your operating expenses low and predictable. Each unit is heated by its own forced-air natural gas furnace and has its own water heater. The nine-unit apartment building offers a solid, stable tenant mix and includes access to coin-operated laundry, secure storage lockers, and is heated by newer, high-efficiency Viessmann gas boilers. Attached to the apartment block is a spacious 5-bedroom home perfect for an owner-occupier or as a premium rental. It features its own laundry room, vaulted ceilings, a den, a four-piece and a two-piece bathroom, an attached garage, and a massive detached 24'™ x 50'™ triple-car garage. This is a truly unique opportunity to own a turn-key income-generating property with tremendous value. Don't miss your chance to invest in



something special with exceptional unmatched long term upside and retention. Current rents leave remarkable potential for future growth.
(id:6289)

Essential Information

Listing #	2125278
Price	\$2,999,900
Bathrooms	0.00
Acres	1.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	29 Laren Street
Subdivision	N/A
City	Wahnapitae
Province	Ontario
Postal Code	P0M3C0

Amenities

Parking	Attached Garage, Detached Garage, Parking Space(s)
# of Garages	2

Interior

Heating	Boiler, Forced air
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Exterior

Roof	Asphalt shingle
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Listing Details

Listing Office	EXP REALTY, BROKERAGE (MAIN)
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