

\$824,999 - 195 Main Street, Lucan

MLS® #40734941

\$824,999

0 Bedroom, 0.00 Bathroom, 3,433 sqft
Other on 0.00 Acres

Lucan, Lucan, Ontario

We are super excited to present this rare 4-plex opportunity in the thriving and sought-after town of Lucan! Whether you're an investor looking for a solid income property or a buyer hoping to offset your mortgage, this versatile building is packed with potential. This unique property features three 1-bedroom units ranging from 550 to 650 finished square feet and a spacious 3-bedroom 2 bathroom (including an ensuite) apartment with 1,571 sq. ft. of finished living space, plus an additional 375 sq. ft. in the basement. The possibilities are endless thanks to the commercial zoning, which allows for a wide variety of uses. Live in the large 3-bedroom unit and rent out the remaining apartments, or lease out all four for maximum income. The current scheduled gross annual income is \$62,748, making this an attractive investment from day one. A garage and basement storage add even more value for the owner. Located just 20 minutes from London and a short drive to Grand Bend, Lucan has become a highly desirable place to live and invest. The town offers a full suite of amenities, including a brand-new grocery store, McDonald's, Dollarama, and the ever-popular Chuck's Roadhouse. It's also well-known as a great place to raise a family, with multiple parks, soccer fields, baseball diamonds, and a vibrant community centre and arena. This is a rare chance to own a strong income-generating property in a growing community with incredible future upside. With flexible zoning, strong rental income, and a



fantastic location, this property checks all the boxes. Don't miss your chance, book your private showing today and explore all the ways this exceptional property can work for you!
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Essential Information

Listing #	40734941
Price	\$824,999
Bathrooms	0.00
Square Footage	3,433
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	195 Main Street
Subdivision	Lucan
City	Lucan
Province	Ontario
Postal Code	N0M2J0

Interior

# of Stories	2
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Listing Details

Listing Office	eXp Realty, Brokerage
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