

\$3,299,900 - 83 King Street, Guelph

MLS® #40755047

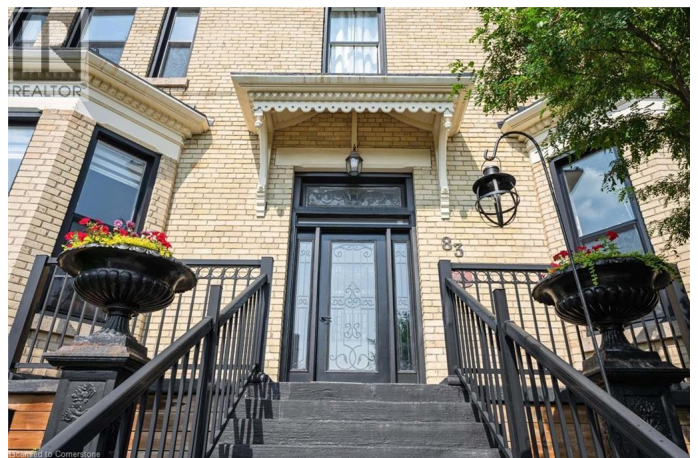
\$3,299,900

10 Bedroom, 7.00 Bathroom, 6,700 sqft

Multi-family on 0.00 Acres

4 - St. George's, Guelph, Ontario

RARE INVESTMENT OPPORTUNITY in heart of Guelph! Fully restored heritage estate offers 5 self-contained rental units on 1-acre lot making it a prime opportunity for investors seeking strong cash flow, potential to expand & option to live in luxury while earning income. W/ability to generate gross rents over \$15,000/mth, vacant poss avail for setting market rents, W/strong potential to add 4 units at rear of property. 3D survey & prelim architectural plans have been completed & reviewed at City Hall W/positive feedback. Current application submitted for 5 units (in line W/CMHC priorities) though could be adapted to 4 if desired. This groundwork provides buyers W/confidence in immediate returns & future upside. Each unit blends historic character W/modern functionality. Unit 1: 3-bdrm, 2-bath perfect for owner seeking upscale living while living for free. GR W/crown moulding & bay window. Kitchen W/lots of cabinetry & centre island. Formal DR & sep FR for entertaining. Primary bdrm W/skylights & wall of closets. Garden doors open to deck. Renovated 3pc ensuite W/glass shower & floating vanity. 2 add'l bdrms & 4pc bath. Unit connects to fin bsmt W/its own entrance, office W/exposed stone walls, wine cellar, full kitchen & flex living space—ideal for 6th unit or expanded personal use. Unit 2: 2-bdrm & 2-bath, LR W/fireplace & crown moulding. DR with B/I display nook & kitchen W/sleek cabinetry, S/S appliances, access to washer/dryer & side ent. Both bathrooms have



W/I glass showers. Units 3 & 4: 2-bdrm 1-bath has charm W/modern updates. Unit 3: floor-to-ceiling windows, brick accent wall & 2-toned kitchen W/in-suite laundry. Unit 4: open-concept layout & fireplace in primary bdrm. Both have 3pc bath with W/I glass showers. Unit 5: 1-bdrm 1-bath W/open-concept living & dining, kitchen with S/S appliances, bdrm & modern 3pc bath. Interlocking brick patios & stone paths lead to outdoor seating area & kitchen. Steps from downtown & walkable to shops, dining, transit &parks (id:6289)

Built in 1880

Essential Information

Listing #	40755047
Price	\$3,299,900
Bedrooms	10
Bathrooms	7.00
Square Footage	6,700
Acres	0.00
Year Built	1880
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	83 King Street
Subdivision	4 - St. George's
City	Guelph
Province	Ontario
Postal Code	N1E4P5

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway, Skylight
Parking Spaces	11

Interior

Appliances	Oven - Built-In, Water softener
Heating	Other
Cooling	Wall unit
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Foundation	Stone

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC., BROKERAGE



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