

\$399,000 - 48 Sovereign Street, Delhi

MLS® #40761158

\$399,000

6 Bedroom, 2.00 Bathroom, 1,601 sqft

Multi-family on 0.00 Acres

Delhi, Delhi, Ontario

Investor Alert! This Duplex Is a True Diamond in the Rough. This duplex is a prime fixer-upper opportunity offering strong rental income and the chance to build real equity.

Whether you're an experienced investor or just entering the market, this property is perfect for someone with vision and a willingness to roll up their sleeves. The main unit features a primary bedroom on the main floor, a 4-piece bathroom, and a bright, open-concept kitchen, living, and laundry area with walkout access to a spacious deck and backyard. The layout is functional, but the unit is ready for updates and cosmetic improvements. Upstairs, there are two additional bedrooms, both offering ample storage and renovation potential. The second unit includes a three-bedroom layout with an open kitchen and living room, a 4-piece bathroom, and a screened-in sun porch that adds extra seasonal living space. This unit also presents a great opportunity for upgrades to increase rental appeal. If you're looking for a project with immediate rental income and long-term upside, this is it. Bring your tools, ideas, and finishing touches.

(id:6289)

Built in 1890

Essential Information

Listing # 40761158

Price \$399,000



Bedrooms	6
Bathrooms	2.00
Square Footage	1,601
Acres	0.00
Year Built	1890
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	48 Sovereign Street
Subdivision	Delhi
City	Delhi
Province	Ontario
Postal Code	N4B1L5

Amenities

Amenities	Place of Worship, Playground, Schools, Shopping
Features	Crushed stone driveway
Parking Spaces	11

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding, Hardboard, Masonite, Colour Loc
Foundation	Stone

Listing Details

Listing Office	COLDWELL BANKER BIG CREEK REALTY LTD. BROKERAGE
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