

\$1,049,900 - 61 Main Street S, Uxbridge

MLS® #N12327058

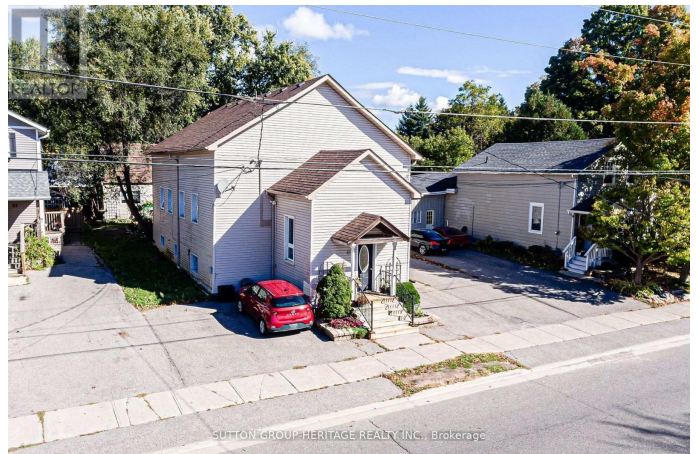
\$1,049,900

0 Bedroom, 4.00 Bathroom, 2,670 sqft

Multi-family on 0.00 Acres

Uxbridge, Uxbridge, Ontario

Investment Opportunity in Uxbridge: Fully Renovated Fourplex in Prime Location. Located in the heart of historic Uxbridge, this beautifully renovated fourplex offers a rare turn-key investment opportunity with strong income potential. The property features four fully self-contained units, three spacious 2-bedroom suites and one well-appointed 1-bedroom unit, each with its own private entrance, full 4-piece bathroom, kitchen, and living area. All units are separately metered for hydro, adding convenience for both landlord and tenants. Recent renovations throughout the building ensure modern comfort while preserving the charm and character of the original structure. A detached garage provides additional rental income, and the property includes seven dedicated parking spaces for tenants' convenience. With low maintenance costs and minimal upkeep required, this property is both an efficient and attractive long-term hold. Currently generating a solid net income with a cap rate of 5.88% and the potential for even greater returns through expense optimization and rent increases on the under-market unit, this property presents a strong cash flow opportunity. Appliances include 4 fridges, 4 stoves, and 2 owned hot water tanks. Just steps from local shops, schools, and Elgin Park, the location is ideal for tenants and offers consistent rental demand. Financial statements are available upon request. This is a must-see for both experienced investors and newcomers seeking



a stable, income-generating asset in one of Durham Region's most desirable towns. Great Investment! Great Investment! 5.88% Cap, if owner does their own snow removal cap rate is 6.36% potential to increase Net Income two ways. Financials Available Upon Request. Unit 3 now vacant as of Sept 1st. Call or email for financials. (id:6289)

Essential Information

Listing #	N12327058
Price	\$1,049,900
Bathrooms	4.00
Square Footage	2,670
Acres	0.00
Type	Multi-family

Community Information

Address	61 Main Street S
Subdivision	Uxbridge
City	Uxbridge
Province	Ontario
Postal Code	L9P1J4

Amenities

Amenities	Public Transit
Features	Conservation/green belt
Parking Spaces	8

Interior

Appliances	Water Heater
Heating	Baseboard heaters

Exterior

Lot Description	54.56 x 110.43 FT
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Listing Details

Listing Office	SUTTON GROUP-HERITAGE REALTY INC.
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Listing information last updated on October 21st, 2025 at 5:16pm PDT