

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

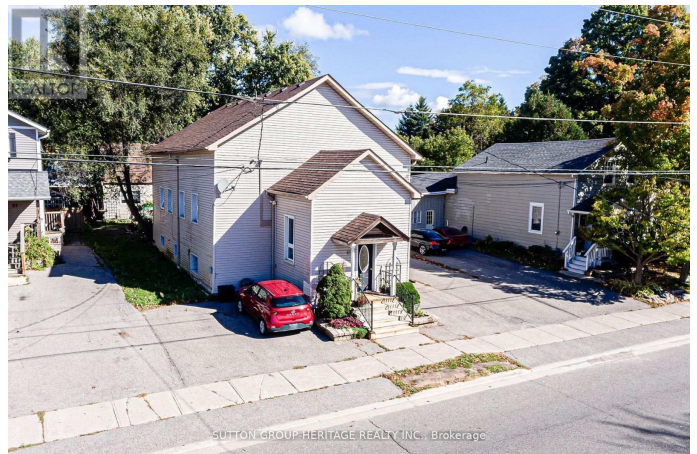
MLS® #N12327088

\$1,049,900

7 Bedroom, 4.00 Bathroom,
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! 5.88% Cap, potential to increase Net Income two ways. Financials Available Upon Request. Unit 3 now vacant as of Sept 1st. If owner does their own snow removal net income will increase and cap rate would be 6.61%. Call or email for financials. (id:6289)

Essential Information

Listing #	N12327088
Price	\$1,049,900
Bedrooms	7
Bathrooms	4.00
Acres	0.00
Type	Multi-family
Style	Raised bungalow

Community Information

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

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Separate Electricity Meters
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Electric Baseboard heaters
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Vinyl siding
Lot Description	54.6 x 110.4 FT
Foundation	Unknown

Listing Details

Listing Office SUTTON GROUP-HERITAGE REALTY INC.



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Listing information last updated on October 21st, 2025 at 1:46pm PDT