

\$729,900 - 57 Penetang Street, Barrie (codrington)

MLS® #S12343923

\$729,900

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Codrington, Barrie (codrington), Ontario

Versatile RM2-zoned duplex offering both immediate income and long-term growth potential. Located at 57 Penetang, this property is a rare opportunity for investors, multi-generational families, or those looking to live in one unit and rent the other. The large, deep yard invites you to explore the possibilities of a potential garden suite under Bill 23, adding another layer of future value and flexibility. The main unit features a spacious and bright two-bedroom apartment filled with natural light and a main floor living room that could be a 3rd bedroom. High ceilings and the charm of a century home combine beautifully with modern conveniences like in-unit laundry, making it an attractive space for tenants or an owner-occupier. The second unit offers two comfortable bedrooms, a large living room, an eat-in kitchen, and charming finishes throughout. This unit also includes in-unit laundry and the added benefit of basement access for extra storage or hobby space, further increasing its appeal. Both units are self-contained, providing privacy and functionality for occupants. With RM2 zoning in place, there is strong potential for future redevelopment or intensification, whether that means adding additional residential units, creating a garden suite, or exploring other high-density options permitted under the current zoning. This property's location offers convenient access to amenities, schools, parks, and transportation, making it an attractive choice for tenants and ensuring



consistent rental demand. 57 Penetang is a rare combination of immediate cash flow, future development potential, and a flexible layout that works for a variety of living arrangements. Whether you're an investor seeking a solid addition to your portfolio or a buyer looking for a home with income to offset expenses, this property delivers on all fronts.

(id:6289)

Essential Information

Listing #	S12343923
Price	\$729,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	57 Penetang Street
Subdivision	Codrington
City	Barrie (codrington)
Province	Ontario
Postal Code	L4M1V5

Amenities

Amenities	Schools
Features	Level lot
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Wood, Vinyl siding
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Exterior Features	Landscaped
Lot Description	52 x 184 FT
Foundation	Stone

Listing Details

Listing Office CENTURY 21 B.J. ROTH REALTY LTD.



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