

\$739,900 - 90 Coldwater Road W, Orillia

MLS® #S12374236

\$739,900

6 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

Opportunity, Opportunity, Opportunity! Legal Duplex, Vacant and Ready! Attention Investors & First Time Buyers! Here's your chance to enter into the market with this beautiful extensively renovated Legal Duplex which has been completely gutted and rebuilt from the inside. Spread across two and a half stories, this property offers flexibility to live in one unit while the other helps with the mortgage. Alternatively, lease out the entire building for a fantastic investment opportunity. Featuring two spacious 3 bedroom units, the lower unit could also be converted into an in-law suite, offering even more versatility. The building has 3 separate 100 amp electric meters, one for each floor. In the heart of Orillia, Central location, Public transportation at your front door. Across the street from beautiful Victoria park. Enjoy nearby amenities, including restaurants, grocery, pharmacy, hospital, library, the beach and waterfront all within a short walk. The neighborhood is renowned for its vibrant community, hosting lively local events, festivals and markets both downtown and at the waterfront. Relax on the nice second floor deck. Built to meet every Newly enforced fire code. Even Commercial Plumbing. New furnace 2025, almost all new windows 2025 except for stain glass windows. Roof approximately 2018. Don't miss out on this spectacular opportunity to invest in a prime location. (id:6289)



Essential Information

Listing #	S12374236
Price	\$739,900
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	90 Coldwater Road W
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V5L5

Amenities

Amenities	Beach, Hospital, Park, Pub Meters
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	4
Parking	No Garage

Interior

Heating	Natural gas Forced air
# of Stories	3
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Steel
Lot Description	41 x 82 FT
Foundation	Poured Concrete

Listing Details

Listing Office	INTERCITY REALTY INC.
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