

# \$620,000 - 200 Edward Street, Orillia

MLS® #S12442577

**\$620,000**

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

Orillia, Orillia, Ontario

Attention Orillia Real Estate Investors! Legal triplex within a 1 minute walk to Soldiers Memorial Hospital. Tons of upside on rental income with 2 vacant units and the 3rd unit can be vacant on closing so you can set rents at market rent from day 1! Also decrease expenses because all units are seperatly metered allowing tenants to pay their own hydro bills. Basement unit offers 2 beds, One 4pc bath, kitchen and living room plus in suite laundry, ceramic floors throughout and currently vacant. Rear unit is a 1 bed, One 4pc bath, large living room, in-suite laundry, laminate floors, freshly painted and currently vacant. Front unit is two levels and offers 1 bed, one 4pc bath, living room, kitchen and in-suite laundry ( this unit is currently occupied but can be vacant on closing if necessary). Gas wall furnaces in each unit. Large mature backyard. Front has excellent parking with space for atleast 6 cars. Attract quality tenants due to strong location just steps from schools, hospital, businesses, downtown and is on a bus route. (id:6289)



## Essential Information

Listing #	S12442577
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00

Type Multi-family

## Community Information

Address 200 Edward Street  
Subdivision Orillia  
City Orillia  
Province Ontario  
Postal Code L3V2X4

## Amenities

Amenities Hospital, Public Transit, Park, Separate Electricity Meters  
Features Flat site, In-Law Suite  
Parking Spaces 6  
Parking No Garage

## Interior

Appliances Water Heater, Dryer, Stove, Two Washers, Refrigerator  
Heating Natural gas Forced air  
# of Stories 2

## Exterior

Exterior Vinyl siding  
Lot Description 50 x 132 FT  
Foundation Block

## Listing Details

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



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