

\$1,699,500 - 60 Murrie Street, Toronto (mimico)

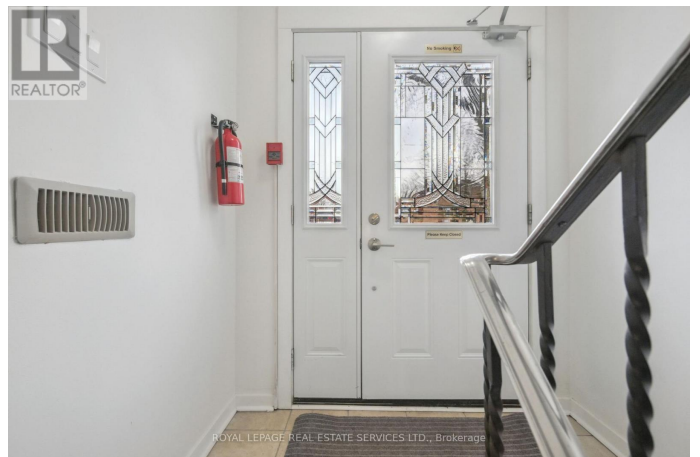
MLS® #W12318068

\$1,699,500

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

Mimico, Toronto (mimico), Ontario

EARN \$83K+ annually from this fully updated TRIPLEX offering a 4.1% CAP rate + Airbnb potential in a prime location! Or this could be your ideal Multi-Generational home! Come discover this rare chance to own an income-generating triplex. A standout opportunity for savvy investors or those seeking a spacious, multi-generational living solution for the entire family. The top & main floor apartments are fully furnished & with leases expiring at the end of this summer, they can be turned into AirBnB units for potentially more income generation. Full inspection has been completed & the report is available/attached. Close to the airport, the bus stop is just a short walk away, GO Train, Humber College, the waterfront, & all essential amenities. It consists of 3 spacious bedroom units, each thoughtfully updated to provide modern living spaces. The entire building, including all common areas & units, has been freshly painted & extensively renovated. Recent upgrades include a reshingled roof & insulation to enhance efficiency. The basement unit has been renovated, featuring a new fire escape window, kitchen, new tiles & laminate flooring throughout. The main floor & top-floor units have also been updated with renovated kitchens & laminate flooring. The top-floor apartment boasts new kitchen countertops & upgraded cupboard doors. The property features two walkout balconies up front & one walkout to a sundeck at the rear with a private entrance. A complete list of



upgrades is available. 3 separate hydro meters & hot water tanks. Coin-operated washer & dryer. All electrical updated. The property offers 5 parking spots, one at the front & 4 at the back of the building, making it convenient for tenants. Whether you are an investor looking for a high-return property or a homeowner seeking additional rental income, this triplex is a rare find in a highly sought-after area. See attached for financials, floor plans & a complete list of upgrades. (id:6289)

Essential Information

Listing #	W12318068
Price	\$1,699,500
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	60 Murrie Street
Subdivision	Mimico
City	Toronto (mimico)
Province	Ontario
Postal Code	M8V1X7

Amenities

Amenities	Beach, Place of Worship, Public Transit, Schools
Features	Flat site
Parking Spaces	5
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Window Air Conditioner, Refrigerator
Heating	Natural gas Forced air

Cooling	Window air conditioner
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Lot Description	25 x 125 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE REAL ESTATE SERVICES LTD.



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