

\$699,900 - 48 Dundas Street E, Greater Napanee (greater Napanee)

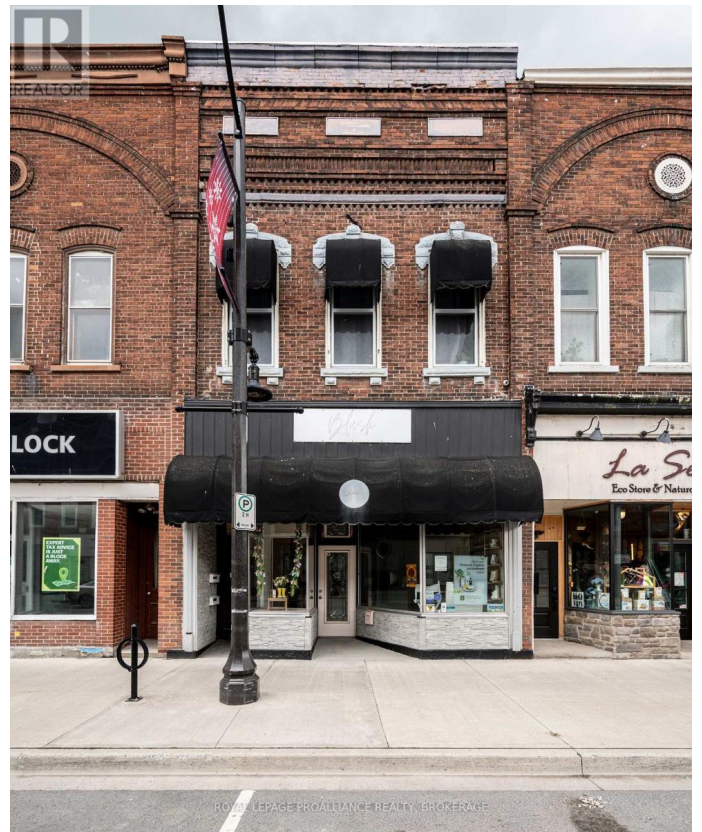
MLS® #X12173358

\$699,900

2 Bedroom, 4.00 Bathroom,
Retail on 0.06 Acres

58 - Greater Napanee, Greater Napanee (greater Napanee), Ontario

Unlock a remarkable investment opportunity with this exceptional property at 48 Dundas Street East, beautifully positioned in the vibrant heart of downtown Napanee. This prime location features two stunning apartments, a high-visibility commercial unit, and exciting potential for future expansion. The city is willing to approve a third residential unit over the current front unit, offering even greater income possibilities. Step into the first apartment, a bright and inviting studio thoughtfully designed with a modern kitchen, a spacious 3-piece bathroom, and expansive windows that flood the space with natural light. A heat pump ensures year-round comfort. The second apartment is a charming one-bedroom unit with a generous living room, a welcoming open kitchen and dining area, and a private balcony for outdoor relaxation. Both apartments share convenient laundry facilities in the common hallway. On the main floor, you'll discover a generous commercial unit spanning over 1,300 square feet. This impressive space features elegant plank and hardwood flooring, two bathrooms, and its own laundry facility. Additionally, the full unfinished basement provides ample storage solutions. The store benefits from a new furnace installed last year and a long-life rubber membrane roof, installed in 2020. Currently, all three units are fully leased, generating a reliable annual



income of \$47,583.00, with the commercial lease set to increase yearly. Moreover, the Gibbards District will bring significant population growth, driving a large customer base just down the street. Nestled in the revitalized downtown core, the front residential unit is brand new, adding to the appeal. Don't let this spectacular investment slip away!
(id:6289)

Essential Information

Listing #	X12173358
Price	\$699,900
Bedrooms	2
Bathrooms	4.00
Half Baths	2
Acres	0.06
Type	Retail

Community Information

Address	48 Dundas Street E
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K7R1H8

Amenities

Amenities	Park, Place of Worship, Schools, Separate Heating Controls, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Level, Carpet Free
Parking Spaces	2
Parking	No Garage
View	City view

Interior

Heating	Electric Forced air
# of Stories	2

Exterior

Exterior Brick, Stone
Foundation Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE



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