

\$949,000 - 374 Book Road, Grimsby (grimsby Beach)

MLS® #X12186098

\$949,000

6 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

540 - Grimsby Beach, Grimsby (grimsby Beach), Ontario

Beautiful Detached Bungalow for Sale in South Grimsby walk to Lake Ontario, Don't miss this rare income-generating opportunity in the heart of South Grimsby, just minutes from the serene shores of Lake Ontario. This spacious and well-maintained detached bungalow offers a flexible layout ideal for investors or multi-generational living. Currently fully tenanted on month-to-month leases, the home features 3 self-contained kitchens, 3 private laundry areas, 7 bedrooms, and 5 full bathrooms, offering strong and steady rental income potential. Sitting on a generous 80 x 124 ft. lot, the property also includes approved permits to build a double-car garage , providing excellent opportunity for future expansion and added value. Whether you're looking to grow your investment portfolio or live in one unit while renting the others, this home delivers unmatched versatility. The private backyard is surrounded by mature trees, creating a peaceful outdoor retreat perfect for relaxing or hosting gatherings. The location is ideal just a short stroll to Bal Harbor, with lake access, scenic parks, and quiet residential charm. Enjoy close proximity to Bell Park, the Bruce Trail, local conservation areas, farmers markets, shopping, dining, and some of Niagara region's best wineries. Commuters will love the easy access to the QEW, connecting you to both the Niagara Region and the GTA in minutes. This property offers a unique blend of immediate rental



income, future development potential, and a prime location near nature, amenities, and transit. an excellent investment in one of Grimsby most peaceful and picturesque neighborhoods. (id:6289)

Essential Information

Listing #	X12186098
Price	\$949,000
Bedrooms	6
Bathrooms	5.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	374 Book Road
Subdivision	540 - Grimsby Beach
City	Grimsby (grimsby Beach)
Province	Ontario
Postal Code	L3M2M6

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free, In-Law Suite
Parking Spaces	7
Parking	No Garage

Interior

Appliances	Water Heater, All, Furniture
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Basement	Apartment in basement

Exterior

Exterior	Brick, Aluminum siding
Exterior Features	Landscaped
Lot Description	80 x 124 FT under 1/2 acre
Foundation	Block, Unknown

Listing Details

Listing Office HOMELIFE/MIRACLE REALTY LTD



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