

\$824,999 - 195 Main Street, Lucan Biddulph (lucan)

MLS® #X12189230

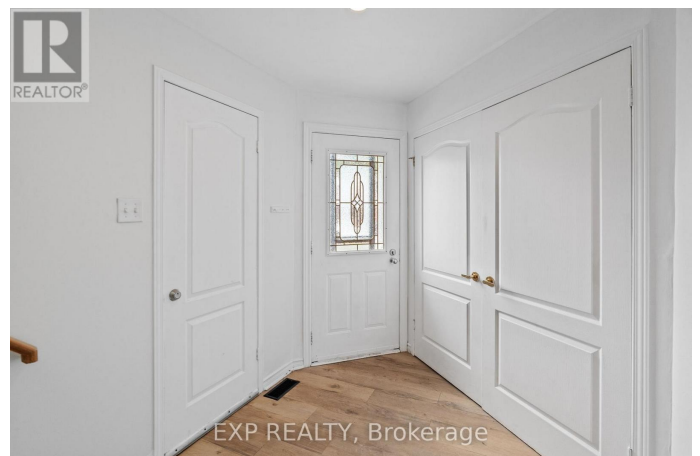
\$824,999

0 Bedroom, 0.00 Bathroom, 3,433 sqft

Multi-family on 0.00 Acres

Lucan, Lucan Biddulph (lucan), Ontario

We are super excited to present this rare 4-plex opportunity in the thriving and sought-after town of Lucan! Whether you're an investor looking for a solid income property or a buyer hoping to offset your mortgage, this versatile building is packed with potential. This unique property features three 1-bedroom units ranging from 550 to 650 finished square feet and a spacious 3-bedroom 2 bathroom (including an ensuite) apartment with 1,571 sq. ft. of finished living space, plus an additional 375 sq. ft. in the basement. The possibilities are endless thanks to the commercial zoning, which allows for a wide variety of uses. Live in the large 3-bedroom unit and rent out the remaining apartments, or lease out all four for maximum income. The current scheduled gross annual income is \$62,748, making this an attractive investment from day one. A garage and basement storage add even more value for the owner. Located just 20 minutes from London and a short drive to Grand Bend, Lucan has become a highly desirable place to live and invest. The town offers a full suite of amenities, including a brand-new grocery store, McDonald's, Dollarama, and the ever-popular Chuck's Roadhouse. It's also well-known as a great place to raise a family, with multiple parks, soccer fields, baseball diamonds, and a vibrant community centre and arena. This is a rare chance to own a strong income-generating property in a growing community with incredible future upside. With flexible zoning, strong rental income, and a



fantastic location, this property checks all the boxes. Don't miss your chance, book your private showing today and explore all the ways this exceptional property can work for you!
(id:6289)

Essential Information

Listing #	X12189230
Price	\$824,999
Bathrooms	0.00
Square Footage	3,433
Acres	0.00
Type	Multi-family

Community Information

Address	195 Main Street
Subdivision	Lucan
City	Lucan Biddulph (lucan)
Province	Ontario
Postal Code	N0M2J0

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=45.83 x 142.16 FT
-----------------	------------------------

Listing Details

Listing Office	EXP REALTY
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 28th, 2025 at 12:01am PDT