

\$475,000 - 40 & 42 - 40 Main Street, North Stormont

MLS® #X12190262

\$475,000

6 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

709 - Finch, North Stormont, Ontario

Welcome to 40 & 42 Main Street, Finch, a rare find offering two spacious 3-bedroom units in a beautifully updated century duplex. Both units are occupied by long-term tenants, generating a solid annual income of \$36,900. Recent upgrades include modernized kitchens, refreshed bathrooms, and updated finishes throughout. Municipal water, sewer, natural gas, and high-speed internet are all in place, a big bonus in rural Ontario! This property is ideal for savvy investors or buyers looking to live in one unit while earning rental income from the other. With separate entrances and ample parking, it's an ideal setup for owner-occupancy. Plus, there's an opportunity to add separate hydro meters, allowing tenants to take over electricity costs and increasing your cash flow. Situated on a generous lot, there is even potential to sever and build on or sell the side yard, offering future development or resale value. Finch is a growing community, just 50 minutes from Ottawa and 30 minutes from Cornwall, making it a commuter-friendly option with strong rental demand. Whether you're looking to grow your portfolio or make a smart move toward homeownership with built-in income, this property is packed with potential. Book your showing today and explore all the ways this investment can work for you! Photos show only unit 42 and have been virtually decluttered and staged to protect the privacy of the tenants. (id:6289)



Essential Information

Listing #	X12190262
Price	\$475,000
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	40 & 42 - 40 Main Street
Subdivision	709 - Finch
City	North Stormont
Province	Ontario
Postal Code	K0C0B2

Amenities

Amenities	Park
Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	150 x 117.2 FT
Foundation	Stone

Listing Details

Listing Office	EXP REALTY
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