

\$849,900 - 151 Chambers Street, Smiths Falls

MLS® #X12219098

\$849,900

8 Bedroom, 6.00 Bathroom,
Multi-family on 0.00 Acres

901 - Smiths Falls, Smiths Falls, Ontario

This well-maintained, fully tenanted multiplex presents a strong opportunity for investors seeking a reliable income property with clear upside. Zoned R4 and located within walking distance of downtown Smiths Falls, the building includes six residential units: two 2-bedroom apartments, three 1-bedroom units, and one bachelor suite. All units save the bachelor are separately metered, with those tenants paying their own hydro. All units are heated by electric baseboard, and domestic hot water is supplied via a shared natural gas hot water tank. Two units have been recently renovated, and windows have been updated as needed over time. The property has been owned and maintained by a respected local general contractor for over 30 years, reflecting consistent care and stewardship. Key systems, including windows and the roof, have been updated as necessary over the years. With a current net operating income of \$42,070, the property delivers a cap rate of 4.95% based on existing rents. However, with rents well below market value, there is significant room for growth. A pro forma using typical local rents projects a cap rate of 7% or more, even with allowances for management and maintenance. The property includes six on-site parking spots and is located directly adjacent to a public park, with a baseball diamond just across the street. Only a short walk to the Rideau River, restaurants, shopping, and other amenities, this property combines stable income with long-term potential in one of Eastern Ontario's



most accessible mid-size markets. Further
photos and projected income analysis
available upon request. (id:6289)

Essential Information

Listing #	X12219098
Price	\$849,900
Bedrooms	8
Bathrooms	6.00
Acres	0.00
Type	Multi-family

Community Information

Address	151 Chambers Street
Subdivision	901 - Smiths Falls
City	Smiths Falls
Province	Ontario
Postal Code	K7A2Z5

Amenities

Amenities	Park, Separate Electricity Meters, Separate Heating Controls
Utilities	Cable, Electricity, Sewer
Parking Spaces	6
Parking	No Garage

Interior

Heating	Electric Baseboard heaters
Cooling	None
# of Stories	3

Exterior

Exterior	Brick
Lot Description	37.1 x 96 FT under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	COLDWELL BANKER FIRST OTTAWA REALTY
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