

\$619,000 - 129 Durham Street, Port Colborne (east Village)

MLS® #X12251561

\$619,000

6 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

876 - East Village, Port Colborne (east Village), Ontario

This exceptional property offers four spacious suites; two in the front building - both equipped with 2 beds + 1 bath.. and two units in the rear - both equipped with 1 bed + 1 bath. With three units vacant at closing, you'll have the opportunity to select your tenants and achieve premium market rents, with a potential yearly income of up to \$70,000+ once the vacancies are filled. The tenanted unit rent being collected is \$1645.00 monthly. Each suite is equipped with separate hydro and water meters, and sub-meters are installed, leaving only gas expenses for the landlord. Tenants benefit from ample off-street and street parking, as well as convenient on-site laundry facilities. Located in a highly desirable area with affordable property taxes, strong rental demand, and low vacancy rates, 129 Durham St represents a prime investment opportunity. The property sits in the picturesque city of Port Colborne, offering residents easy access to marinas, parks, and the scenic Welland Canal making it a highly attractive location for tenants seeking a balanced, active lifestyle. Recent improvements include a new furnace for units 3 and 4 (2022/2023) + new furnace for units 1 & 2 (2025), along with upgraded windows, roof, soffits, eavestroughs, and gutters. Additional cosmetic enhancements include newly installed interior and exterior doors, as well as modernized kitchens. With excellent



insulation and thoughtful upgrades throughout, this property is both efficient and low-maintenance, offering long-term value for savvy investors. (id:6289)

Essential Information

Listing #	X12251561
Price	\$619,000
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	129 Durham Street
Subdivision	876 - East Village
City	Port Colborne (east Village)
Province	Ontario
Postal Code	L3K1E1

Amenities

Parking Spaces	4
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	31 x 94 FT
Foundation	Slab

Listing Details

Listing Office	REVEL Realty Inc., Brokerage
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