

\$368,500 - 107-109 Cumberland Street E, Cornwall

MLS® #X12265077

\$368,500

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

717 - Cornwall, Cornwall, Ontario

Investment Opportunity! Located in a desirable and friendly neighborhood, this well-maintained side-by-side duplex offers incredible potential for investors seeking rental income, Add this cash flowing side by side to your portfolio. Fully Rented Side by Side Ready for new owners. Each unit has 3 bedrooms and 1 full bathroom, with a convenient 2-piece bathroom in each unit on the main floor for added comfort. Private backyards perfect for relaxation and entertaining. Front balcony runs across the entire front of the building so each side has and Ideal spot for morning coffee and adds outdoor space. Situated in a great neighborhood within walking distance to the City's waterfront, bicycle paths, a corner store, just minutes away from shopping centers and the international bridge. With multiple parking spots, both tenants and guests will have easy access. This fully rented duplex presents a turn-key investment with steady rental income and minimal upkeep. For the occupants comfort Both units are heated by Forced air Gas Furnaces and Cooled with Central Air Conditioning (installed in approximately 2022). Tenants pay their own utilities, Each unit has individual electric meters 100amp each and each unit has its own Natural gas meter. Interior photos are from unit 107. New bathroom door is on order for unit 107 and will be installed by the owner. 4 piece bath and 2 piece in 109, 3 piece and 2 piece in 107. Don't miss out on this prime opportunity to own a



well-located property with great rental potential! Seller instructions: 48 Hour Irrevocable on all offers. (id:6289)

Essential Information

Listing #	X12265077
Price	\$368,500
Bedrooms	6
Bathrooms	4.00
Half Baths	4
Acres	0.00
Type	Multi-family

Community Information

Address	107-109 Cumberland Street E
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6J4H4

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	5
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Vinyl siding
Lot Description	70 x 71 FT
Foundation	Concrete

Listing Details

Listing Office	EXCELLENCE TEAM REALTY INC.
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