

\$2,645,000 - 17 Moore Street, Carleton Place

MLS® #X12295393

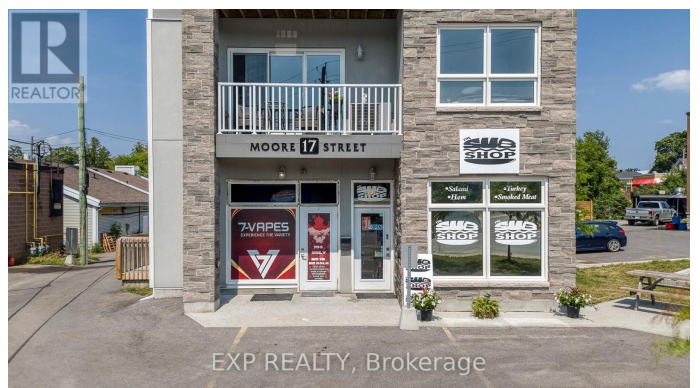
\$2,645,000

0 Bedroom, 0.00 Bathroom, 10,354 sqft

Multi-family on 62.00 Acres

909 - Carleton Place, Carleton Place, Ontario

Purpose-built in 2018, this low-maintenance mixed-use building features six fully self-contained residential units and two ground-floor commercial spaces with a 5.4% cap-rate at asking. The residential mix includes two 3-bed, 2-bath units, one accessible 2-bed, and three spacious 2-beds all with private HVAC, in-suite laundry, dishwashers, decks, and upgraded finishes! All residential units are exempt from rent control, offering strong rental upside. The property is supported by an assumable CMHC-insured RBC mortgage (\$1.45M @ 4.25%) and a potential second-position VTB, creating an attractive capital-light entry with immediate cash flow and long-term growth. An ideal hands-off investment with rent control exemption, strong in-place cash flow, and financing options that support a low-equity acquisition in one of Eastern Ontario's fastest-growing markets just outside of Ottawa. (id:6289)



Essential Information

Listing #	X12295393
Price	\$2,645,000
Bathrooms	0.00
Square Footage	10,354
Acres	62.00
Type	Multi-family

Community Information

Address	17 Moore Street
Subdivision	909 - Carleton Place
City	Carleton Place
Province	Ontario
Postal Code	K7C2R4

Interior

Appliances	Dryer, Washer
Heating	Natural gas Other
Cooling	Fully air conditioned

Listing Details

Listing Office	EXP REALTY
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