

\$348,888 - 1 Rathgar Street, London East (east L)

MLS® #X12301552

\$348,888

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

East L, London East (east L), Ontario

This legal side-by-side 1.5 story duplex near London's core features a separately metered very spacious split level two bed unit with basement and a main level one bed unit. Opportunity knocks, its calling the right buyer with high rent potential (\$3100+/month for both units; more for ambitious Buyer that opts to add an additional unit[s]). This is a very large duplex, one of the larger ones in the area, above ground square footage on ground level and a lofted upper level in both units, along with unfinished basement space offering lots of development potential. Both units feature separate entrances and one unit also has backyard access. Solid dual income rental property or for someone looking for income offset potential to live in one unit and use the rent from the other unit to pay down the mortgage. Clear height of basement throughout majority of basement is around 6'5"; making it viable for additional finished space or possibly a future third unit incorporating part of the main level. Consideration for adding additional unit(s) will be at the discretion of the Buyer and entirely up to their due diligence. Property is being sold "as is/ where is" without any warranties from the Seller. Property is now being offered with vacant possession and is currently vacant. This property is close to the downtown core, near to many elementary, secondary and specialized schools, offers access to ample public transit routes, and is in close proximity to hospitals. (id:6289)



Essential Information

Listing #	X12301552
Price	\$348,888
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	1 Rathgar Street
Subdivision	East L
City	London East (east L)
Province	Ontario
Postal Code	N5Z1Y3

Amenities

Amenities	Public Transit, Schools, Hospital, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Flat site, Dry
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water meter, Water Heater - Tankless, All, Dryer, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Steel
Lot Description	29.4 x 91.3 FT ; 91.33 ft x 28.69 ft x 91.26 ft x 29.46ft under 1/2 acre
Foundation	Block

Listing Details

Listing Office	EXP REALTY
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