

\$1,999,000 - 2 Balmoral Street, Brant (paris)

MLS® #X12315799

\$1,999,000

0 Bedroom, 0.00 Bathroom, 5,853 sqft

Multi-family on 0.00 Acres

Paris, Brant (paris), Ontario

Incredible opportunity for investor or owner/operator with this purpose built 4-plex near the banks of the Grand River in beautiful Paris Ontario! Over 5,800 sqft including a 2,883 sqft suite with 3 bedrooms and 4 bathrooms and double attached garage. 3 secondary suites including 1 fully accessible unit and 2 other units with lofts. Separate water, hydro and gas meters for all units. High efficiency spec including on demand water heaters and source water conditioning. This property is impeccably owner/operator maintained with ample parking, privacy fencing and architecturally inspired landscaping. Located on a quiet court only steps to the Grand River, walking trails and the downtown core of Paris. Stroll or bike along the pathways, walk to the nearby restaurants, cafes and shops or relax with friends for a drink on one of the many outdoor patios perched on the river's edge . This section of the Grand River boasts some of the best fly fishing in south western Ontario. Wildlife abounds here with daily sightings of great blue heron, river otter, deer, mink and bald eagles among the most common of visitors. High quality lifestyle with substantial residual income awaits the next owner of this unique and thoughtfully planned property in an extraordinary location. (id:6289)



Essential Information

Listing #	X12315799
Price	\$1,999,000
Bathrooms	0.00
Square Footage	5,853
Acres	0.00
Type	Multi-family

Community Information

Address	2 Balmoral Street
Subdivision	Paris
City	Brant (paris)
Province	Ontario
Postal Code	N3L0C8

Amenities

Parking Spaces	9
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Interior

Heating	Coil Fan
Cooling	Fully air conditioned

Exterior

Lot Description	78.22 x 97.45 FT
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Listing Details

Listing Office	Sotheby's International Realty Canada, Brokerage
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