

\$3,299,900 - 83 King Street, Guelph (st. George's)

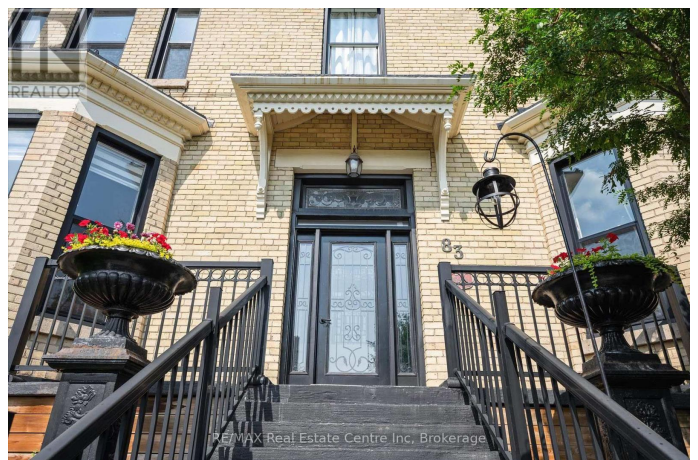
MLS® #X12328667

\$3,299,900

10 Bedroom, 7.00 Bathroom,
Multi-family on 0.00 Acres

St. George's, Guelph (st. George's), Ontario

RARE INVESTMENT OPPORTUNITY in heart of Guelph! Fully restored heritage estate offers 5 self-contained rental units on 1-acre lot making it a prime opportunity for investors seeking strong cash flow, potential to expand & option to live in luxury while earning income. W/ability to generate gross rents over \$15,000/mth, vacant poss avail for setting market rents, W/strong potential to add 4-5 units at rear of property. 3D survey & prelim architectural plans have been completed & reviewed at City Hall W/positive feedback. Current application submitted for 5 units (in line W/CMHC priorities) though could be adapted to 4 if desired. This groundwork provides buyers W/confidence in immediate returns & future upside. Each unit blends historic character W/modern functionality. Unit 1: 3-bdrm, 2-bath perfect for owner seeking upscale living while living for free. GR W/crown moulding & bay window. Kitchen W/lots of cabinetry & centre island. Formal DR & sep FR for entertaining. Primary bdrm W/skylights & wall of closets. Garden doors open to deck. Renovated 3pc ensuite W/glass shower & floating vanity. 2 add'l bdrms & 4pc bath. Unit connects to fin bsmt W/its own entrance, office W/exposed stone walls, wine cellar, full kitchen & flex living space-ideal for 6th unit or expanded personal use. Unit 2: 2-bdrm & 2-bath, LR W/fireplace & crown moulding. DR with B/I display nook & kitchen W/sleek cabinetry, S/S appliances, access to washer/dryer & side ent. Both bathrooms have



W/I glass showers. Units 3 & 4: 2-bdrm 1-bath has charm W/modern updates. Unit 3: floor-to-ceiling windows, brick accent wall & 2-toned kitchen W/in-suite laundry. Unit 4: open-concept layout & fireplace in primary bdrm. Both have 3pc bath with W/I glass showers. Unit 5: 1-bdrm 1-bath W/open-concept living & dining, kitchen with S/S appliances, bdrm & modern 3pc bath. Interlocking brick patios & stone paths lead to outdoor seating area & kitchen. Steps from downtown & walkable to shops, dining, transit &parks (id:6289)

Essential Information

Listing #	X12328667
Price	\$3,299,900
Bedrooms	10
Bathrooms	7.00
Acres	0.00
Type	Multi-family

Community Information

Address	83 King Street
Subdivision	St. George's
City	Guelph (st. George's)
Province	Ontario
Postal Code	N1E4P5

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Features	Irregular lot size
Parking Spaces	11
Parking	No Garage

Interior

Appliances	Water softener, All, Furniture
Heating	Other
Cooling	Wall unit

Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Stucco
Lot Description	38.3 x 250 FT 1/2 - 1.99 acres
Foundation	Stone

Listing Details

Listing Office	RE/MAX Real Estate Centre Inc
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