

\$298,000 - 703-705 First Street E, Cornwall

MLS® #X12338706

\$298,000

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

717 - Cornwall, Cornwall, Ontario

Large duplex in an upcoming area of Cornwall. This duplex is in prime location with proximity to shops, school, college and recreational center. Good income with solid tenants. The units are large and similar in size. The main floor unit (which use to be a convenience store) is heated/cooled with a gas furnace and central air conditioning, while the second floor unit is heated with baseboard electric. Renovation to be completed prior to closing are commercial sign removal and residing of the west and rear sides. The detached garage and attached shed offers great parking space and storage possibility. Don't miss this opportunity with the adjacent building also being sold by same owner... possibility to own a large piece of land in prime location. Rents are: \$820 plus Hydro/Gas, \$998.08 inclusive (Total/year: \$21,817). Expenses 2024: Prop Taxes \$1623, Insurance \$2895, Hydro \$2454, Water/Sewer \$1400 (Total/year: \$8372). (id:6289)

Essential Information

Listings #	X12338706
Price	\$298,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information



Address	703-705 First Street E
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6H1M3

Amenities

Amenities	Separate Electricity Meters, Separate Heating Controls
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Other
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	40 x 107 FT
Foundation	Poured Concrete

Listing Details

Listing Office	DECOSTE REALTY INC.
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