

\$474,900 - 102 - 40 Summit Avenue, London North (north N)

MLS® #X12341981

\$474,900

5 Bedroom, 3.00 Bathroom,
Single Family

North N, London North (north N), Ontario

Welcome to this updated 5-bedroom, 2.5-bath townhouse in North London. 102-40 Summit Ave is a prime opportunity for investors, students, or families seeking a flexible, low-maintenance lifestyle in a highly connected location. Boasting a projected 7.34% cap rate and potential rental income of \$3,750/month, this property offers exceptional returns in one of the city's strongest rental markets. Inside, the bright open-concept main floor creates an inviting space for gathering and entertaining. The kitchen, filled with natural light, flows seamlessly into the living area with its durable LVP flooring which is ideal for high-traffic use. Upstairs, the large primary bedroom with double closets provides ample storage, while the additional bedrooms are well-sized and functional. The fully finished lower level adds even more value with two generous bedrooms, a full bathroom, and laundry facilities; perfect for maximizing rental potential or accommodating extended family. Outside, a private patio backs onto mature trees and green space, creating a peaceful retreat to relax or study. With thoughtful updates and a layout ideal for shared living, this turnkey property could deliver both immediate cash flow and long-term appreciation potential. The well-maintained complex is within walking distance to Cherryhill Mall, grocery stores, and parks, with quick access to Western University and all the



amenities the area is known for. Opportunities like this don't last! Add a high-performing asset to your portfolio or move into a perfect family home today! (id:6289)

Essential Information

Listing #	X12341981
Price	\$474,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	102 - 40 Summit Avenue
Subdivision	North N
City	London North (north N)
Province	Ontario
Postal Code	N6H4S3

Amenities

Amenities	Hospital, Place of Worship, Public Transit, Schools
Features	Dry, In suite Laundry
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Concrete

Listing Details

Listing Office

TEAM GLASSER REAL ESTATE BROKERAGE INC.



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