

\$399,000 - 41 Bartholomew Street, Brockville

MLS® #X12360791

\$399,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

810 - Brockville, Brockville, Ontario

An exciting opportunity in the heart of downtown Brockville! This raised ranch bungalow (circa 1968) has been thoughtfully converted into a duplex, offering flexibility and income potential. Whether you're looking to invest or move in and have your mortgage supplemented, this property delivers. The upper unit features 3 bedrooms, a 4-piece bathroom, kitchen with dining space, bright living room, in-suite laundry, pantry, and a welcoming porch area. The lower unit offers 2 bedrooms, a 4-piece bathroom, and an open-concept kitchen, living, and dining area. Each unit has its own gas furnace, ensuring comfort and efficiency. Situated on a generous 59 ft x 130 ft lot (as per MPAC), the property also provides ample outdoor space. From an investment standpoint, the home comes with excellent long-term tenants who wish to remain, making this a ready-made income property. (id:6289)

Essential Information

Listing #	X12360791
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow



Community Information

Address	41 Bartholomew Street
Subdivision	810 - Brockville
City	Brockville
Province	Ontario
Postal Code	K6V2R5

Amenities

Utilities	Cable, Electricity, Sewer
Features	Flat site, Level, Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Aluminum siding, Brick
Lot Description	59 x 130 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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