

\$999,900 - 4319 Highway 11 N, North Bay (college Heights)

MLS® #X12368090

\$999,900

16 Bedroom, 13.00 Bathroom,
Multi-family on 0.00 Acres

College Heights, North Bay (college Heights),
Ontario

Looking for a strong cash-flowing investment that meets the 1% rule? This turnkey 13-unit residential complex delivers immediate income with excellent upside potential as interest rates decline. Sitting on a 1-acre lot, the property includes a newly renovated 3-bedroom detached home and a 12-unit main building that was rezoned in 2022. The main building offers 11 bachelor units and one 1-bedroom unit. Gross rental income is \$138,131 with projected expenses (including management, vacancy, and maintenance) estimated at \$63,528.94, resulting in a solid net income before financing of \$74,602.06 With 7 units already at or near market rent, there is substantial opportunity to grow returns as the remaining tenancies turn over. The property has been well-documented and carefully maintained, with updates and reports that include: new shingles with ice guard (2023), site plan control with building and parking details, water testing and well reports, zoning confirmations, a 2014 fire retrofit, and detailed income/expense statements. The fully renovated 3-bedroom home was restored by professional fire remediation. Package includes occupancy permits and major updates including electrical, gas furnace, framing, and drywall, all completed to current code. Additional highlights include 5 older septic systems in good working order and a



drilled well, supported by engineering reports confirming compliance with MOE guidelines. House is vacated Oct 28 and could be vacant for closing although landlord will be actively advertising it for rent. (id:6289)

Essential Information

Listing #	X12368090
Price	\$999,900
Bedrooms	16
Bathrooms	13.00
Acres	0.00
Type	Multi-family

Community Information

Address	4319 Highway 11 N
Subdivision	College Heights
City	North Bay (college Heights)
Province	Ontario
Postal Code	P1B8G3

Amenities

Amenities	Hospital, Golf Nearby, Ski area
Parking Spaces	18
Parking	No Garage

Interior

Appliances	Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Other
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	210 x 210 Acre 1/2 - 1.99 acres
Foundation	Slab

Listing Details

Listing Office

REALTY EXECUTIVES Local Group Inc. Brokerage



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Listing information last updated on October 30th, 2025 at 11:01am PDT