

\$530,000 - 527 Front Street, Quinte West (trenton Ward)

MLS® #X12374170

\$530,000

4 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

Trenton Ward, Quinte West (trenton Ward),
Ontario

Attention Investors! This is a remarkable opportunity to acquire a high-performing, income-generating fourplex in the heart of Trenton. Purpose-built for rental income, this fully occupied property features four 1-bedroom, 1-bathroom units two on the main level and two on the lower level each with its own main and secondary/emergency entrance. Every unit also enjoys a private patio space and access to a large, shared fenced yard. With utilities such as hydro and water/sewer metered separately (and gas expenses currently covered by the landlord), this property produces over \$48,000 in gross annual rental income and boasts an impressive cap rate of over 6.5%. The tenant profile is strong, with several long-term residents who maintain their units with care. Unit 1 rents for \$650/month plus utilities, with a tenant who has lived there for approximately 14 years. Unit 2, rented for \$1,350/month plus utilities, has been occupied since July 2023 and remains in excellent condition. Unit 3, also at \$650/month plus utilities, has a reliable tenant of 7 years. Unit 4, renovated in 2022 with new vinyl flooring, an upgraded kitchen, and a modern bathroom, is leased at \$1,350/month plus utilities, with the current tenant having moved in as of January 1, 2025. All tenants are on month-to-month leases, offering the new owner maximum flexibility. This well-maintained and strategically designed fourplex presents a balanced and



dependable investment opportunity, reducing vacancy risks while maximizing income potential. An income statement is available upon request. Visit my website for further details don't miss your chance to secure this outstanding property! (id:6289)

Essential Information

Listing #	X12374170
Price	\$530,000
Bedrooms	4
Bathrooms	4.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	527 Front Street
Subdivision	Trenton Ward
City	Quinte West (trenton Ward)
Province	Ontario
Postal Code	K8V4R4

Amenities

Amenities	Golf Nearby, Marina
Utilities	Cable, Electricity, Sewer
Features	Level
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Lot Description	37.1 x 118.8 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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