

# \$799,900 - 565 Emma Street, Gananoque

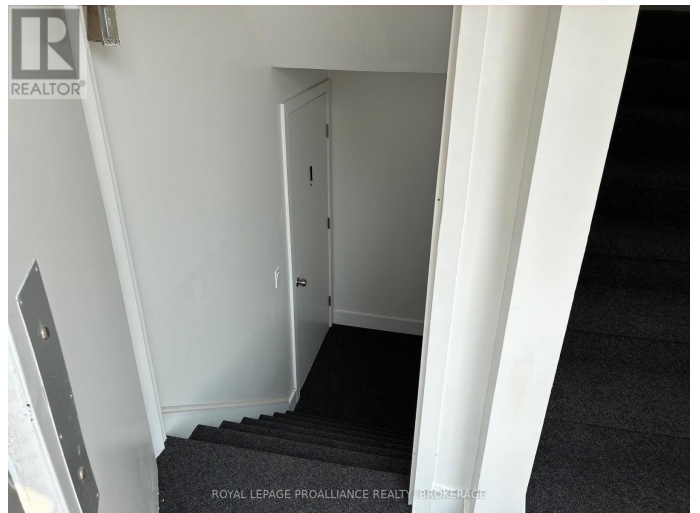
MLS® #X12423079

**\$799,900**

9 Bedroom, 3.00 Bathroom,  
Multi-family on 0.00 Acres

05 - Gananoque, Gananoque, Ontario

Great return on investment with this turn key investment opportunity in beautiful Gananoque. When rented at today's "current rent amounts" this investment offers a 8.6% cap rate! This all brick triplex has been recently renovated from top to bottom and offers 3 gorgeous 3 bedroom units, each with full laundry facility and separately metered. The units are large and bright (each over 1200 sq ft) and have brand new kitchens, bathrooms, flooring, doors, trim, windows, updated baseboards and the list goes on. Smartly designed kitchens with quartz counter tops, each with 4 brand new stainless steel appliances, a breakfast bar countertop overhang, and "slow-closer" cabinetry. All 3 bathrooms offer a laundry closet with new full size appliances. A separate utility room in the basement level houses the 3 individual hot water tanks and separate meters. Each unit is set up to pay for its own heat/hydro/water/sewer. The roof was re-shingled in May 2025. Outdoor parking for 5-6 cars and a metal fire-escape to the top floor on the rear of the building. Quick closing is available and no tenants to assume. Opportunity knocks. (id:6289)



## Essential Information

Listing #	X12423079
Price	\$799,900

Bedrooms	9
Bathrooms	3.00
Acres	0.00
Type	Multi-family

### **Community Information**

Address	565 Emma Street
Subdivision	05 - Gananoque
City	Gananoque
Province	Ontario
Postal Code	K7G2Y6

### **Amenities**

Amenities	Park, Schools
Utilities	Cable, Electricity, Sewer
Features	Lighting, Level
Parking Spaces	5
Parking	No Garage

### **Interior**

Appliances	Water Heater, Dishwasher, Microwave, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	2
Basement	Apartment in basement

### **Exterior**

Exterior	Brick
Lot Description	60 x 120.8 FT under 1/2 acre
Foundation	Block

### **Listing Details**

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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Listing information last updated on November 4th, 2025 at 3:32pm PST