

\$699,900 - 55 Main Street S, Lambton Shores (forest)

MLS® #X12429018

\$699,900

6 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Forest, Lambton Shores (forest), Ontario

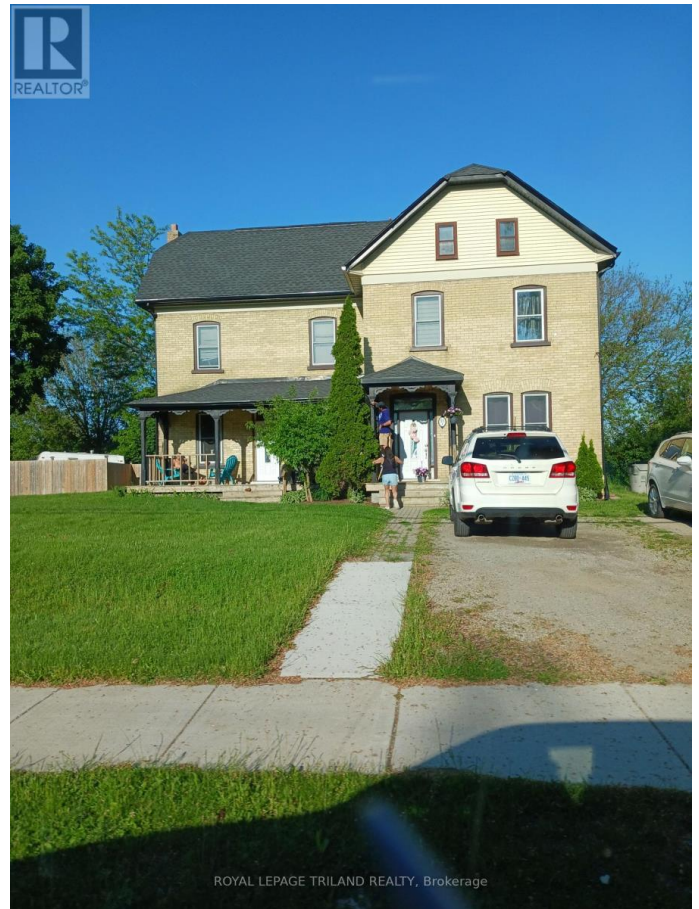
GREAT INVESTMENT OPPORTUNITY. Solid brick "side-by-side" duplex with two 3-bedroom apartments. Each unit has their own gas and hydro meters as well as their own furnace/central air. Many updates completed within the last 8 years including the roof (2017), furnace (2017),HWT (2022) and some windows. Centrally located between downtown and Hwy 402. Close to the grocery store, theatre, shopping, restaurants, pharmacies, banks and golf. Approx. 30 minutes to Sarnia or Strathroy. Current tenants pay \$1700/month and \$1950/month plus utilities. Both tenants would like to stay. Unit A is paying month to month. Unit B has a lease that expires February 2026. (id:6289)

Essential Information

Listing #	X12429018
Price	\$699,900
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	55 Main Street S
Subdivision	Forest
City	Lambton Shores (forest)
Province	Ontario



Postal Code N0N1J0

Amenities

Amenities Golf Nearby, Park, Place of Worship, Schools, Separate Heating Controls, Separate Electricity Meters

Features Flat site, Sump Pump

Parking Spaces 6

Parking No Garage

Interior

Appliances Water Heater, Microwave, Two stoves, Two Refrigerators

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 2

Exterior

Exterior Brick

Lot Description 67.6 x 133 FT

Foundation Brick

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 3:01am PDT