

\$1,745,000 - 41-43 King Street E, Cobourg

MLS® #X12455354

\$1,745,000

0 Bedroom, 9.00 Bathroom, 6,178 sqft

Multi-family on 0.00 Acres

Cobourg, Cobourg, Ontario

A rare Investment opportunity in supreme Location by the beach/lakefront in the heart of Downtown Cobourg, one of Ontario's most sought-after tourist destinations & growing lifestyle communities. 100KM to Toronto. Superior Location for this fully tenanted 9-unit Mixed-Use Brick apartment building Including 1 Commercial Storefront. Step into Great Income. Successful Commercial tenant on a 5-year lease (expires Oct 31, 2030) Attractive Cap Rate. Approx. 7.5% return. Turnkey with Solid tenant base (new great Tenants) with month-to-month residential leases. Updated & Well-Maintained . Financials available. Situated directly on King Street, Cobourg's main commercial strip amidst excellent dining, entertainment, galleries, boutique shopping & professional services. Adjacent to Victoria Park, the Beach, Boardwalk, Marina, Yacht Club, and Heritage Harbour. Farmers Market, Grocer, Skating Rink & Year-round events & tourism attractions. Excellent commuter access: just 2 blocks to VIA Rail & the Highway 401/407 corridor 100 KM to Toronto. With very limited available space left on King Street & new developments under proposal review for infill, this is the perfect timing for an opportunity to invest in a thriving and growing downtown core. Tenants are drawn to the highly walkable area with access to all essential amenities. Don't miss your chance to add this high-performing asset to your portfolio. Newer \$25,000 boiler system & hot water tank. Newer A/C Splitter for Retail unit.



Painted, Upgraded units. Parking for 6 cars in back. Do not hesitate on this opportunity!
Owner pays Water for building + Hydro for Res Tenant. Great new Res. tenants! (id:6289)

Essential Information

Listing #	X12455354
Price	\$1,745,000
Bathrooms	9.00
Square Footage	6,178
Acres	0.00
Type	Multi-family

Community Information

Address	41-43 King Street E
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K9A1K6

Amenities

Amenities	Public Transit
Parking Spaces	6

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=37.99 x 162.36 FT ; 37.33fx 165.62 ft x 37.33 ft x 165.72 ft
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Listing Details

Listing Office	CENTURY 21 ALL-PRO REALTY (1993) LTD.
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Listing information last updated on October 13th, 2025 at 8:32am PDT