

\$349,900 - 166 West Street, Quinte West (trenton Ward)

MLS® #X12464951

\$349,900

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

Trenton Ward, Quinte West (trenton Ward),
Ontario

Why settle for a duplex when you can invest in a triplex? This affordable income-generating property in the heart of town represents a smart move for any investor. Fully tenanted with long-term, reliable renters, this well-maintained triplex brings in a solid gross annual income of \$25,380 & offers a mix of units to appeal to a variety of renters from a cozy bachelor suite to a spacious three-bedroom. Set on a generous corner lot, the property boasts multiple driveways, a detached double garage with private access, & separate entrances for added convenience. The exterior is finished in a combination of stucco & vinyl siding, with a shared deck on the north side providing access to two of the units. Unit 1 is a three-bedroom, one-bath upper-level unit, rented at \$630/month plus utilities. The tenant has called this home for about five years & enjoys gas heating, two parking spaces, in-unit laundry (tenant-owned appliances), & exclusive use of the detached garage. Unit 2 is a two-bedroom, one-bath main-level unit rented at \$850/month plus gas. With two private entrances & laundry located in the foyer, this unit has been home to the same tenant for approx. 9 years. It also includes gas heating & two dedicated parking spaces. Unit 3, located on the lower level, is a tidy bachelor apartment featuring an open-concept layout with kitchen, living, & sleeping areas. It's rented at \$635/month all-inclusive, heated with electric baseboard, &



includes appliances provided by the landlord. The unit has a private driveway & two parking spots, & the tenant has been in place for six years. The property features separate metering for hydro & water (one unit fully separate, two share a meter), & individual hot water tanks for each unit. Best of all, tenants handle their own lawn care & snow removal, making this a low-maintenance addition to your real estate portfolio. Detailed income & expense information is available don't miss out on this turn-key investment opportunity!
(id:6289)

Essential Information

Listing #	X12464951
Price	\$349,900
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	166 West Street
Subdivision	Trenton Ward
City	Quinte West (trenton Ward)
Province	Ontario
Postal Code	K8V2M7

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Separate Heating Controls, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Level lot, Irregular lot size, Level
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter
Heating	Natural gas Other
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Vinyl siding, Stucco
Lot Description	31.5 x 100.6 FT ; Back corner cut off 125.01 long side under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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