

\$644,000 - 1 Prince Street, Lambton Shores (forest)

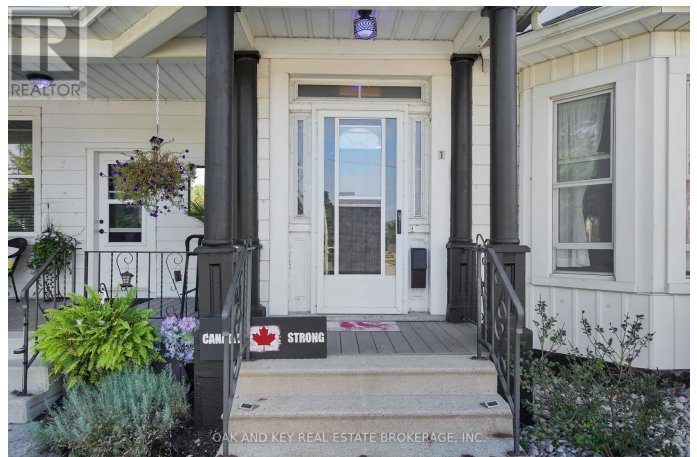
MLS® #X12469940

\$644,000

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

Forest, Lambton Shores (forest), Ontario

Exceptional legal duplex in the heart of Forest, Lambton Shores! This well-maintained property offers an ideal opportunity for investors or multi-generational living, featuring two fully self-contained units with separate entrances and utilities. Unit A offers 3 bedrooms and 2 full bathrooms - a main-floor ensuite with a shower and a second-floor cheater ensuite with a relaxing tub. Unit B features 2 bedrooms and 1 full bathroom and is currently rented to long-term tenants who would like to stay with new ownership. Each unit has its own gas, water, and hydro meters, as well as individual furnaces, A/C units, and owned water heaters. Recent updates include furnaces replaced in 2019 and 2021, and water heaters in 2018 and 2023. All appliances are included, making this a truly turn-key property. Located in a desirable community close to schools, parks, shopping, and the beautiful beaches of Lake Huron. Whether you're expanding your portfolio or looking for a flexible live/rent setup, this property is a rare find offering both stability and potential for strong returns. (id:6289)



Essential Information

Listing #	X12469940
Price	\$644,000
Bedrooms	5
Bathrooms	3.00

Acres	0.00
Type	Multi-family

Community Information

Address	1 Prince Street
Subdivision	Forest
City	Lambton Shores (forest)
Province	Ontario
Postal Code	N0N1J0

Amenities

Amenities	Place of Worship
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Level
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter, All
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	50.9 x 19.8 M under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	OAK AND KEY REAL ESTATE BROKERAGE, INC.
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