2.5 ANTRIM STREET, St. Thomas

Ontario, N5P1S3

519,900

For Sale / #X14085164



Bedroom(s): 3

Bathroom(s): 3

Lot Dimensions: 35 x 73.3 FT ; 40.13x72.55x40.1

Description

INVESTMENT OPPORTUNITY! Legal 1 1/2 - storey duplex offering 2 self-contained units, ideally located in northwest St. Thomas, just 2 blocks from downtown! The freshly updated main-floor unit features 2 bedrooms, living and dining rooms, 4-piece bath and laundry. Lower level offers an additional legal bedroom, living area and ample storage. The upper unit has been extensively renovated with updated flooring, windows and fresh paint. Ideal for investors or first-time buyers wishing to live in one unit while generating rental income from the other! Potential gross annual income of $36,000, estimated expenses of $5,000 and projected net operating income of $31,000 before debt servicing. Approximate 5.96% cap rate at the $519,900 asking price. Mutual driveway with ONE parking space. Just a 5-minute drive to June Rose Callwood Public School. An excellent opportunity to build equity! Easy to show! (id:6772)

Features

Area	St. Thomas	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	1.5
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Central air conditioning
Age	100+ years	**Total Parking**	1
Lot Dimensions	35 x 73.3 FT ; 40.13x72.55x40.14x72.55 FT	**Parking**	No Garage
Heating	Natural gas	**Amenities Near By**	Hospital, Park, Place of Worship, Public Transit, Schools

Room Details

Basement	Family room	2.55 m x 4.78 m
Basement	Laundry room	4.39 m x 3.75 m
Basement	Recreational, Games room	5.43 m x 6.04 m
Basement	Utility room	4.39 m x 7.66 m
Main level	Bathroom	3.09 m x 2.43 m

Main level	Primary Bedroom	4.1 m x 3.93 m
Main level	Other	2.31 m x 4.87 m
Main level	Bathroom	2.08 m x 1.32 m
Main level	Bedroom	2.77 m x 3.41 m
Main level	Kitchen	5.21 m x 3.94 m
Main level	Living room	4.47 m x 3.51 m
Main level	Primary Bedroom	2.76 m x 4.1 m
Main level	Bathroom	1.51 m x 2.34 m
Main level	Bedroom	4.62 m x 3.56 m
Main level	Kitchen	3.49 m x 4.23 m
Main level	Living room	2.81 m x 4.06 m