# 77 ERIE STREET S, Chatham-Kent (Ridgetown)

**Ontario, N0P2C0**

## 1,890,000

**For Sale / #X14119516**



**Lot Dimensions: 1.188 ac**

**Bathroom(s): 17**

## Description

Located near the University of Guelph, Ridgetown Campus, home to one of the province\'s leading Vet Tech programs, this property is a regularly fully occupied student rental generating over $200,000 in gross annual revenue. The property features two separate buildings with a total of 18 rental units, offering a unique combination of income, flexibility, and strong rental demand. The main building features 10 bachelor units, each with its own 3-piece bathroom and kitchenette, along with one 1-bedroom unit and a spacious 2-bedroom unit. The second building offers 5 full bathrooms and 6 individual bedrooms. This property also offers ample parking, 6 washer/dryer stations, FOB entry, and a full-size common kitchen. With strong student demand, excellent rental income, and a versatile layout, this is a fantastic opportunity for an investor looking for a turn-key, income-producing property. (id:6772)

## Features

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| **Area** | Chatham-Kent (Ridgetown) | **Lot Dimensions** | 1.188 ac |
| **Province** | Ontario | **Heating** | Natural gas |
| **Country** | Canada | **Water** | Municipal water |
| **Property Type** | Multi-family | **Acreage** | true |
| **Building Type** | Multi-Family | **A/C** | Fully air conditioned |