

# \$1,100,000 - 393 SECOND Street

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## Listing ID: 40592873

**\$1,100,000**

6 Bedrooms, 3 Bathrooms, 2252

Multi-family

393 SECOND Street, Collingwood, Ontario,  
L9Y1G9

TRIPLEX~ Great Opportunity for Investors~ Rental income is \$5,200 per month AND Tenants pay all utilities as well as snow removal! This well maintained triplex with 3 self contained units each having 2 Bedrooms and a 4 pc bath (separately metered) is in a fabulous location and situated on an extremely large lot~ 97 X 133 Ft. Endless Possibilities with Potential for Development~ Sever and Build 2 Homes on Newly Created Lots, Live in One Unit and Rent the Other Two, Continue to Use Strictly as an Investment Property, Convert to Single Family Residence or a Beautiful Lot to Build your Dream Home! This Property has had Many Upgrades Including~ Metal Roof, Asphalt Roof ( Apartment 3), Some Newer Windows, Some Newer Vinyl Siding Replaced and Windows Capped, Upgraded Electrical~ Breakers for 2 Units, Flooring, Newer Appliances/ 3 Hot Water Heaters (Includes all Appliances and Hot Water Heaters Owned) and Designer Paint throughout. A++ tenants! Looking to get into the investment market? The rental market continues to be very strong in desirable Collingwood. Look no further~ this is the one! Walking Distance to Historic Downtown, Restaurants, Theatres,

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Shopping, Sparkling Waters of Georgian Bay and all that Collingwood has to Offer. Short Drive to Blue Mountain Village, Thornbury and The Longest Freshwater Beach in the World! (id:50245)

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