

\$725,000 - 73 COLDWATER Street E

Listing ID: 40601439

\$725,000

4 Bedrooms, 2 Bathrooms, 1886.2

Multi-family

73 COLDWATER Street E, Orillia, Ontario,
L3V1W6

Unmatched investment opportunity with this stylish legal duplex situated just 300 meters from Orillia's revitalized waterfront and vibrant downtown! Welcomed by a large covered front porch, this property features two spacious and updated units, each with 2 bedrooms and 1 full bathroom. The main floor unit offers exclusive access to a covered back deck and an unfinished basement for ample storage. Enjoy the ease of a low-maintenance yard and additional parking in the rear. Heated by an efficient natural gas boiler, with recent upgrades including a new boiler installed in 2022 and a freshly painted exterior, along with some interior painting. The DS1 zoning provides remarkable versatility for commercial uses, enhancing its investment potential. With public transportation available right out the front door, getting around is a breeze. Enjoy nearby amenities, including restaurants, grocery, pharmacy, trails and the beach just a short walk or drive away. The neighbourhood is renowned for its vibrant community vibe, hosting lively local events, festivals and markets both downtown and at the waterfront. The ongoing waterfront revitalization and luxury residential development further enhance the area's appeal and future value. Don't miss out on

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this spectacular opportunity to invest in a
prime location with limitless potential!
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Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst