

\$309,900 - 45 Pembroke Street, Whitewater Region

MLS® #X12405854

\$309,900

5 Bedroom, 2.00 Bathroom,
Multi-family

582 - Cobden, Whitewater Region, Ontario

Rarely available up and down duplex. Perfect for a multi generational family or live in one unit and have one tenant. Main floor unit has gas fireplace and BB electric heat and upper floor has 2024 Forced Air gas furnace heat. Each unit has there own access, their own laundry. Both units have month to month tenants, each unit has 1 bathroom. 2020 Roof shingles, 100 AMP panel in each unit. Both HWT are owned. Upper unit rents for \$1448 (tenant leaving end of Nov) lower unit \$1366. Tenants pay hydro & heat. Units have town water and sewer. 2024 Financials - Revenue \$33,768 with expenses of \$8,886 (Taxes \$3061, water/sewer \$5125, Insurance \$700) for a Net of \$24,882 (before debt service). Walk to Tim Hortons, Subway and other fine shops. (id:6289)

Essential Information

Listing #	X12405854
Price	\$309,900
Bedrooms	5
Bathrooms	2.00
Type	Multi-family

Community Information

Address	45 Pembroke Street
Subdivision	582 - Cobden
City	Whitewater Region



Province	Ontario
Postal Code	K0J1K0

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Two stoves, Two Refrigerators
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Foundation	Slab

Listing Details

Listing Office	RIGHT AT HOME REALTY
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