



24-26 CAYUGA Street, Brantford, N3S 1W5

Commence Dt: **04/17/2024**

Status: **Active** Prev Price:
MLS®#: **40572827** Region: **Brantford**
Alt. MLS®#: Municipality: **2084 - Eagle Place**

Status: **Active**
Price: **\$1,150,000**
DOM: **1**
Price Code: **For Sale**

Neighbrhd: **Eagle Place East (2086)**
Ownrshp Type: **Freehold** Lot Frontage: **66.00 Ft**
Property Type: **Multi-Residential** Lot Depth: **114.00 Ft**
Sub Type: **4 Units** Lot Shape:
Fronting On: Lot Irregularities:
Taxes: **\$5,179/2023** Sq Ft / Src: **4348 /** Age: **100+ Years**
Cross Street:
Directions: **Cayuga Street - Greenwich Street**
Virtual Tour: https://unbranded.youriguide.com/24_26_cayuga_st_brantford_on/
Virtual Tour Branded: https://youriguide.com/24_26_cayuga_st_brantford_on/

Property Details

Exterior

Accessible: Type: Foundation: **Poured Concrete**
VisitAble: **No** Style: Year Built: Amps:
Soil Type: Location: Sq Ft/Src: **4,348** Volts:
Exterior Finish: **Brick**
Driveway/Park Spcs: **2.0** Pool: Acres: **less than .50** Sewers: **Sewer**
Parking Type: Waterfront: **None** Roof Type: **Other (see Remarks)** Zoning: **RC**
Driveway/Parking: Water Meter: Shingles Rplc:
Garage Spaces: Water Type: Water Source: **Municipal** Recreational Use:
Area Influences: **Park, Place of Worship**

Interior

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:
Basement Finish: **Unfinished** FP Stove: Heat Type: **Forced Air** Laundry Access: **In-Suite**
Basement Features: A/C Type: **None** Pets Permit:
Interior Features: **Other (see Remarks)**
Inclusions: **BUILTINMW;**
Listing Brokerage: [Keller Williams Signature Realty, Brokerage](#)

Multi-Residential Information

Storeys: **2** Gross Rent Inc: Leases:
Type of Dwelling: Rent Registered: Laundry: **In-Suite**
Current Bldg Use: Vacancy Allowance:
Tenant Pays: Fire Protection:

Directions: **Cayuga Street - Greenwich Street**

Public Remarks: *****Prime Investment Opportunity*** Looking to expand your investment portfolio? This meticulously maintained fourplex offers a lucrative opportunity in a prime location, strategically situated near numerous amenities, this purpose-built fourplex ensures convenience for tenants and promising returns for investors. Impeccable Condition: this two-storey property stands as a testament to enduring quality and reliability. 3 out 4 units are vacant and ready for market rent. Fully renovated with modern finishes, brand new stainless steel appliances and new roof (April 2024). Benefit from a steady stream of income. 2 two bedroom and 2 four bedroom unit will ensure consistent rental demand in the area Investment Strategy: Owner-Occupier Option: Live in one unit while the remaining three units generate income to cover your mortgage and monthly expenses, providing a pathway to financial stability and property ownership. Portfolio Diversification: Add this income-generating asset to your investment portfolio, leveraging its rental income to enhance your financial growth. Seize the opportunity to capitalize on this turnkey investment offering exceptional rental income. Whether you're a seasoned investor or a first-time buyer, this fourplex presents a compelling opportunity for financial success.**

