

# \$745,000 - 11 LONSDALE Place

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## Listing ID: 40563883

**\$745,000**

8 Bedrooms, 2 Bathrooms, 2548

Single Family

11 LONSDALE Place, Barrie, Ontario,  
L4M4H9

Legal duplex walking distance to RVH, Georgian College and schools. Backing on to Lonsdale Park. Positive cash flow for investor with 4 bedrooms in each unit (rent by the room to students) or owner occupied main floor with income from rented basement. Main floor vacant but would rent for \$2,250 per month inclusive. Basement rented month to month at \$1,998.75 per month inclusive. 2023 utility costs with both units rented: Gas \$1,542.75, Hydro \$2111.67; Water and sewer \$1,640.36. (id:50245)

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Listing Office:RE/MAX By the Bay Brokerage (Unit B)