

# \$2,195,000 - 210 ARLBERG Crescent

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## Listing ID: 40585966

**\$2,195,000**

11 Bedrooms, 4 Bathrooms, 0.24 acres

Single Family

210 ARLBERG Crescent, The Blue Mountains, Ontario, L9Y0M1

210 Arlberg Crescent represents a prime investment opportunity, currently leased until December 2025 to Blue Mountain Resorts Ltd for staff accommodation. Completely renovated in 2018, including new plumbing, wiring, and mechanicals. Conveniently located within walking distance of The Blue Mountain Village. Boasting 11 bedrooms, 2 kitchens, 2 living areas, exterior decks, and dedicated laundry facilities, this spacious property accommodates up to 22 staff members comfortably. Spread across 3700 square feet, with ample parking space. For investors seeking versatility, this property presents an enticing opportunity. With a zoning designation of STA, there's potential for repurposing into two separate units, comprising a 6-bedroom and a 5-bedroom layout, ideal for lucrative AirBnB ventures. Investors can anticipate a steady return on investment, with an annual rent increase of 2% slated for November 2024, ensuring continued financial growth. Current Net Operating Income Approx \$10,250/ month (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)