



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
40 BARNES STREET
ST THOMAS ON
\$599,900

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
earl-taylor@coldwellbanker.ca



EARL TAYLOR
BROKER



FEATURES OF THIS INVESTMENT OPPORTUNITY:

- This turnkey Duplex with a legal basement apartment is located on a large 70' wide lot on a quiet street in the heart of St Thomas and close to all amenities.
- **MAIN FLOOR UNIT** - Accessed through the side door, this unit features 2 Bedrooms, Livingroom, Kitchen with Refrigerator and Stove included, and 4 Piece Bath - Currently vacant but lease potential of \$1,800 per month Plus 1/2 Hydro.
- **UPPER UNIT** - Accessed through the front door, this unit features 2 Bedrooms, Livingroom, Kitchen with Refrigerator and Stove included and a 3 piece Bath - Currently leased at \$1,550 per month on a month - month basis plus hydro.
- **BASEMENT UNIT** - Access is through the rear door and features 1 Bedroom with a fire coded egress window, Livingroom, Kitchen with Refrigerator and Stove included, and a 3 Piece Bath - Currently rented at \$1,050 per month + 1/2 hydro.
- **UTILITIES** - Landlord pays for Enbridge gas heat and common hydro usage, 3 electrical meters - one for upper, one for main and basement and 1 for common area and the 3 Hot water tanks are owned.
- **OUTSIDE** - The double wide paved drive is large enough to handle 3-4 vehicles with access to the Garage for storage of lawn equipment.
- **LAUNDRY** - A condensing Washer and Dryer unit is located in each unit for use by the tenants.
- **SAFETY** - Smoke and CO Detectors on all 3 levels are linked to provide added safety.
- **INCOME AND EXPENSES** - Based on 2025 costs - Insurance \$2,787.92, Enbridge Gas \$1,079.36, Property Taxes \$2,738.00, Entegrus hydro/water/sewer \$1,152 offering a 7.5% CAP Rate.
- **ADDITIONAL RESIDENTIAL UNITS** - Explore adding Additional Residential Units in the rear / side yard or possibly severing the side yard to increase the investment potential of this property.
- **NEXT STEPS** - With the explosive growth happening in St Thomas, don't wait to schedule an appointment today to checkout your next invest opportunity



For more information on this lovely home please call **EARL TAYLOR** direct at 519-670-9223 today. Visit my website at www.RealEstateinStThomas.ca or email me at earl-taylor@coldwellbanker.ca