

For Sale

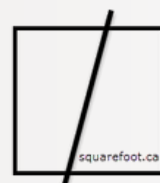
\$695,000



MLS
MULTIPLE LISTING SERVICE

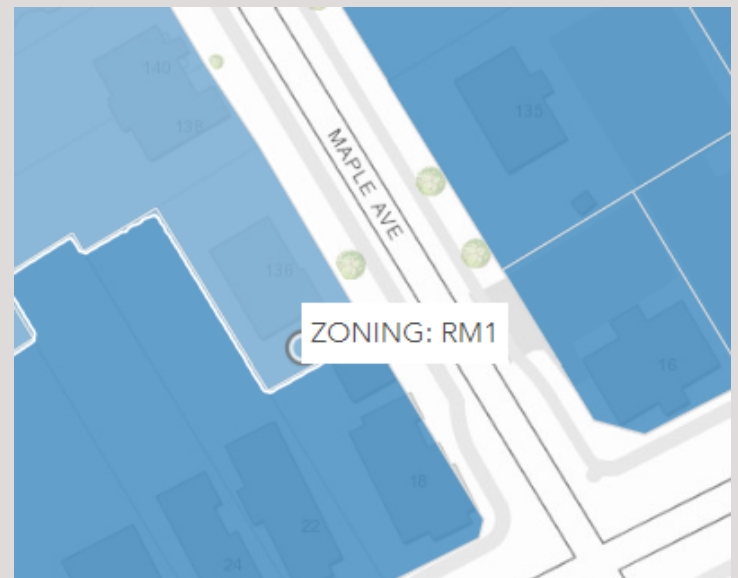
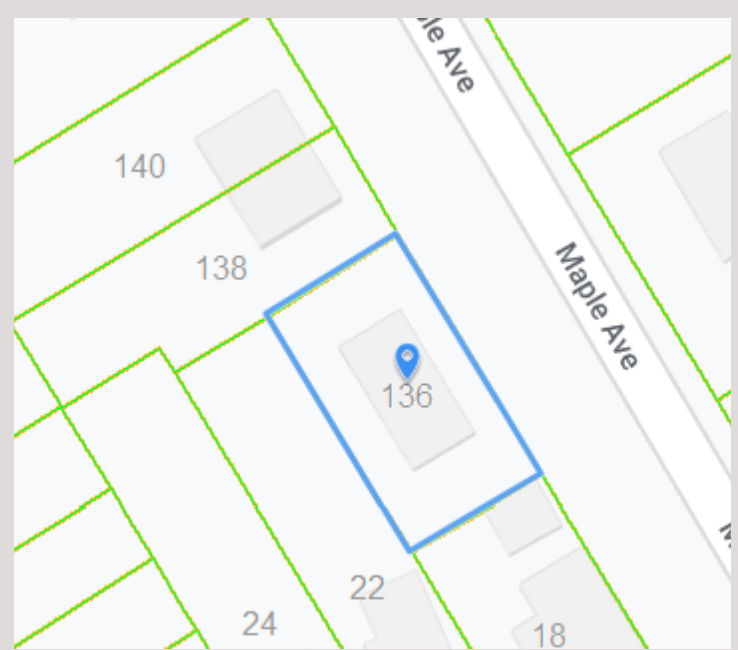
136 Maple Ave
Barrie, ON

Sutton Group Incentive Realty Inc. Brokerage*



Property Details

- **For Sale:** \$695,000
- **Zoned:** RMI
- **Property Tax:** \$3,200.57 (2022)
- **Size:** Main level 904 SF, lower level 865 SF
- 2 separate units
 - 2 bedrooms within each
 - 1 full washroom within each
- Main level - vacant for showing purposes
 - Listed for \$2,150 + hydro a month
- Lower level is currently tenanted
 - \$1,793.75 + hydro a month
- Landlord pays for gas, water, lawn maintenance, and snow clearing
- Home was completely renovated in 2019
- New electrical, plumbing, AC and furnace (2019)
- Current NOI: \$10,949.19
- Potential NOI: \$36,749.19



Main Level



NOT INTENDED TO SOLICIT THOSE ALREADY UNDER CONTRACT

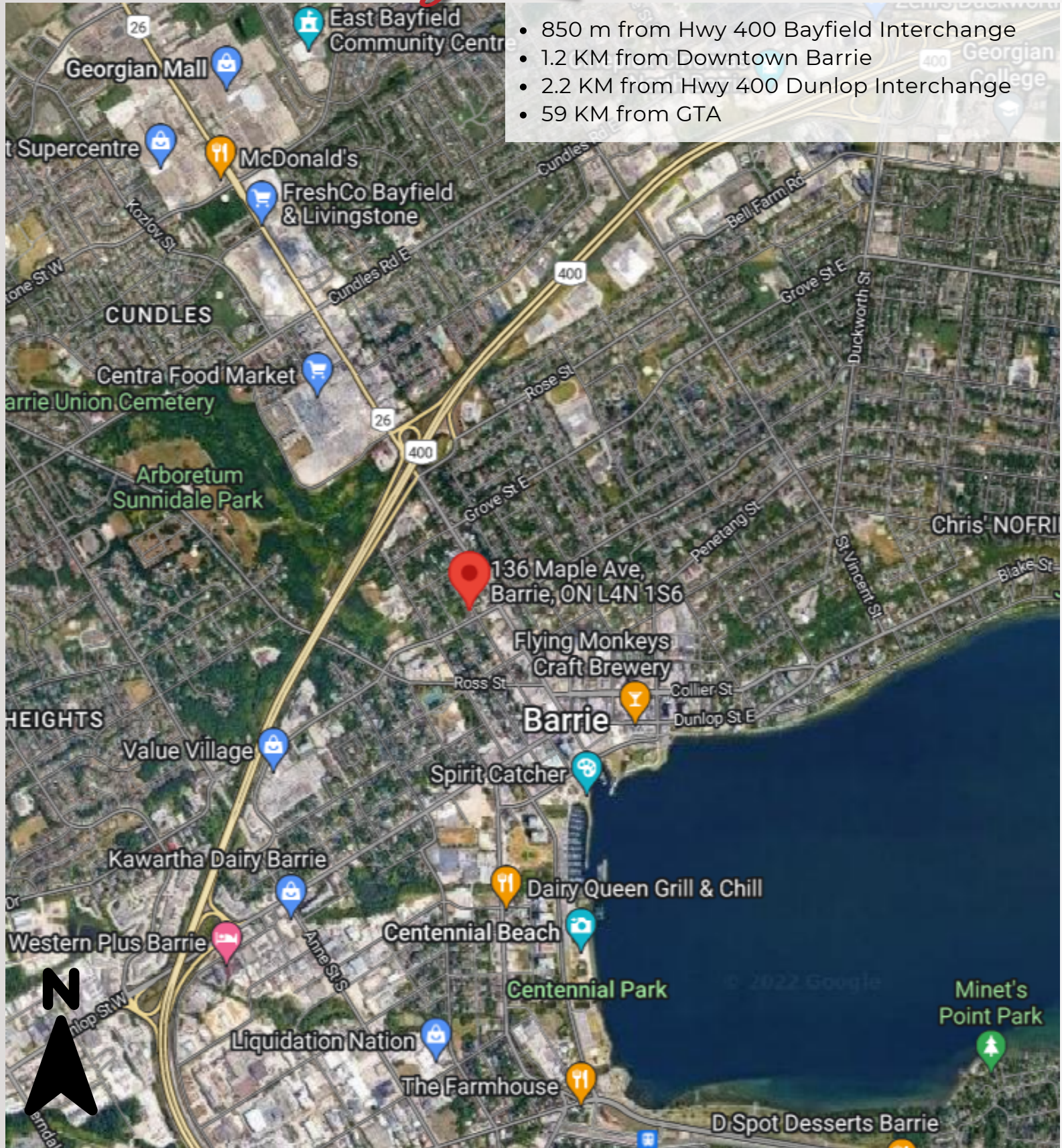


Lower Level



Location

- 850 m from Hwy 400 Bayfield Interchange
- 1.2 KM from Downtown Barrie
- 2.2 KM from Hwy 400 Dunlop Interchange
- 59 KM from GTA





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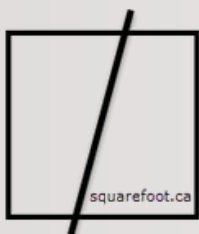
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Social Media Links



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Buyers, Tenants, Sales Representatives and Brokers are encouraged to verify all details, sizes, measurements, etc. and obtain necessary legal and accounting advice.

Sutton Group Incentive Realty Inc. Brokerage has used information believed to be accurate and true and as supplied from reliable sources.

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