

# 52 NELSON Street W, Meaford, Ontario N4L 1R2

Client Full  
**Active / Multi-Residential**

**52 NELSON St W Meaford**

MLS® #: 40089167  
Price: **\$1,375,000**



## Grey / Meaford / Meaford Multi-4 Unit

Unit Type	# Units
1 Bed	2
2 Beds	2
3 Beds	0
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	4

Equip	# Inc
Dishwshr	0
Dryers	0
Fridges	4
Stoves	4
Washers	0

SF Total: **4,113**  
SF Range: **4001 to 5000**  
AG Fin SF: **4,113.00/Plans**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$5,240.00/2020**  
Units Occupied:  
Storeys/Total: **/2.00**

Beds and Baths
# Beds <b>6</b>
# Baths <b>6</b>

Remarks/Directions

Public Rmks: **4 UNITS - RENTAL INCOME OPPORTUNITY. Beautifully converted Meaford church currently being used as a multi-residential building with 4 units offering a fantastic investment opportunity! Units 1 & 2 take advantage of the cathedral-style windows & ceilings, one of which also showcases gorgeous stained glass. These 2-level apartments each contain 1 bedroom, 1.5 baths, living space, kitchen/dining, a loft area and a private balcony. Units 3 & 4 are located on the lower level and each unit includes 2 bedrooms, 1 bathroom and a kitchen/living space. All the units feature well equipped kitchens & appliances and maintain the architectural integrity of the building. Each unit also features its own storage space and separate gas & electrical meters. Quality investment opportunity in the picturesque town of Meaford, walking distance to local schools, waterfront & downtown! Meaford is a rapidly expanding area for new families, which means this property will be in great demand. A short drive from Thornbury & private ski clubs. Covid 19 protocols in place.**

Directions: **From downtown Meaford off of highway 26, travel west on Nelson St**

Exterior

Exterior Feat: **Balcony, Other**  
Construct. Material: **Brick**  
Shingles Replaced:  
Year/Desc/Source: **1938//Other**  
Property Access: **Municipal Road**  
Parking Features: **Exclusive Parking, Outside/Surface/Open**  
Parking Spaces: **6**  
Garage Sp/Desc:  
Services: **Cable, Cell Service, Electricity, Natural Gas, Street Lights, Telephone**  
Water Source: **Municipal**  
Lot Size Total/Units:  
Lot Front (Ft): **66.00**  
Area Influences: **Arts Centre, Beach, Dog Park, Downtown, Golf, High Traffic Area, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Park, Place of Worship, Playground Nearby, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**  
Restrictions: **Other**

Foundation: **Concrete**  
Roof: **Asphalt Shingle**  
Apex Age: **51-99 Years**  
Rd Acc Fee:  
Carport Sp:  
Sewer: **Sewer (Municipal)**  
Driveway Spaces: **6**  
Water Trmnt:  
Acres Range: **< 0.5**  
Acres Rent:  
Lot Depth (Ft): **100.00**

Interior

Interior Feat: **Other**  
Security Feat: **Smoke Detector(s)**  
Basement: **Full Basement, Fully Finished, Separate Entrance, Walk-Up**  
Cooling: **Other**  
Heating: **Gas, Radiant**  
Inclusions: **Smoke Detector, Other**

Common Elements

Multi-Residential Information

Under Contract: **Hot Water Heater**  
Laundry Features: **Other**

Additional Monthly Fees:

Financial Information

Expenses

Electric Expense:  
 New Tax Expense:  
 Building Insurance:  
 Administrative Fee:  
 Laundry Rentals:  
 Under Cntrct Mnthly:  
 Addl Monthly Expense:  
 Prop Mgmt Expense:

Income

Operating Income:  
 Net Operating:

## Property Information

Common Elem Fee:

Legal Desc: **PT LT 1016 PL 309 MEAFORD AS IN R541303; MEAFORD**  
 Zoning: **R1**  
 Assess Val/Year: **\$455,000/2021**  
 PIN: **371090203**  
 ROLL: **421049300202300**  
 Possession/Date: **Other/**

Local Improvements Fee:

Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Tenant**

Deposit:

## Brokerage Information

List Date: **03/31/2021**List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) Source Board: **Southern Georgian Bay****Prepared By: STEVE SIMON, Salesperson****Date Prepared: 03/31/2021****POWERED by [itsorealestate.com](https://www.sorealestate.com). All rights reserved.****\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix****MLS® #: 40089167**

Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:  
 Green Energy Generation:  
 Green Indoor Air Quality:  
 Green Sustainability:  
 Green Water Conservation:  
 Energy Certification:  
 Information Statement:

Date:

Level:

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