

197 Colborne Street North, Simcoe



Great Investment or Live-In Opportunity! Nestled in the heart of Simcoe, this well-maintained 1.5-storey duplex offers the perfect blend of investment potential and comfortable living. One side is currently tenant-occupied, providing immediate rental income, while the other side is vacant and ready for a new owner or tenant. Unit A (vacant) features 2 bedrooms and 1.5 bathrooms, with bright, spacious living areas and functional kitchen, as well as in suite laundry. The layout is ideal for first time home buyers looking to enter the market. Unit B is tenanted (\$707 per month) and features 1 bedroom, 1 bathroom, cozy living room, nicely appointed kitchen and dining area, as well as a spacious mudroom. Situated in a convenient location close to schools, parks, shopping, and amenities, this property presents an excellent opportunity for investors or those looking to offset their mortgage by living in one unit while renting out the other. Don't miss out on this fantastic duplex in a prime Simcoe location! Asking \$499,900 MLS®

Bedrooms:	3	Bathrooms:	2 + 1
Water Source:	Municipal	Sewer:	Municipal
Heat Source:	Forced Air/Gas	Taxes:	\$2,142.52/2024
Sq. Ft.:	1,612 sq.ft	Lot Size:	50' x Irregular



Erie's Edge
Real Estate Ltd., Brokerage

519.586.7922 | 519.426.2072

www.EriesEdge.com

 @EriesEdge  @EriesEdge  @EriesEdge

Ray Ferris

BROKER OF RECORD

519.428.5068

Ray@EriesEdge.com

Amie Ferris

REALTOR® BROKER

519.420.7950

Amie@EriesEdge.com

Rachel Larose

REALTOR®

226.922.0604

Rachel@EriesEdge.com

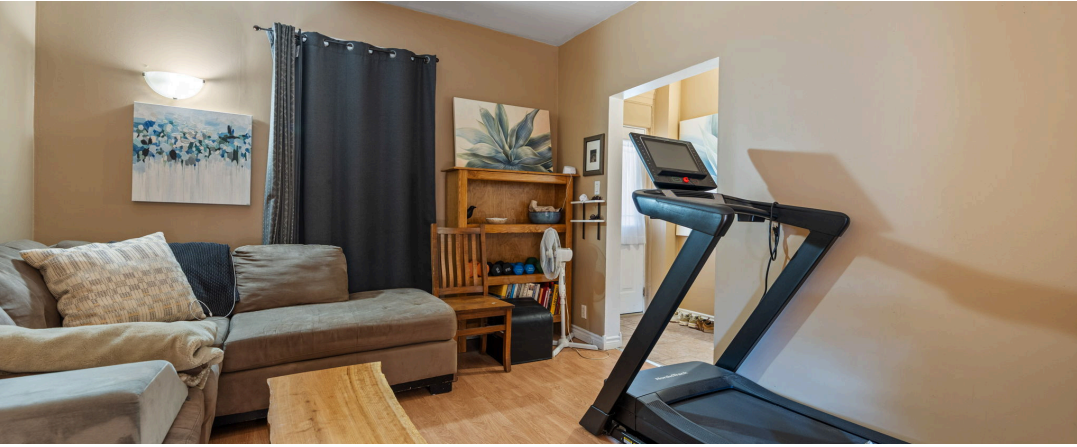
Bailey Martin

REALTOR®

226.567.3872

Bailey@EriesEdge.com

197 Colborne Street North, Simcoe



Erie's Edge
Real Estate Ltd., Brokerage

519.586.7922 | 519.426.2072

www.EriesEdge.com

 @EriesEdge  @EriesEdge  @EriesEdge

Ray Ferris

BROKER OF RECORD

519.428.5068

Ray@EriesEdge.com

Amie Ferris

REALTOR® BROKER

519.420.7950

Amie@EriesEdge.com

Rachel Larose

REALTOR®

226.922.0604

Rachel@EriesEdge.com

Bailey Martin

REALTOR®

226.567.3872

Bailey@EriesEdge.com