WELCOME TO 360 Cannon Street E



WOOLCOTT REALESTATE

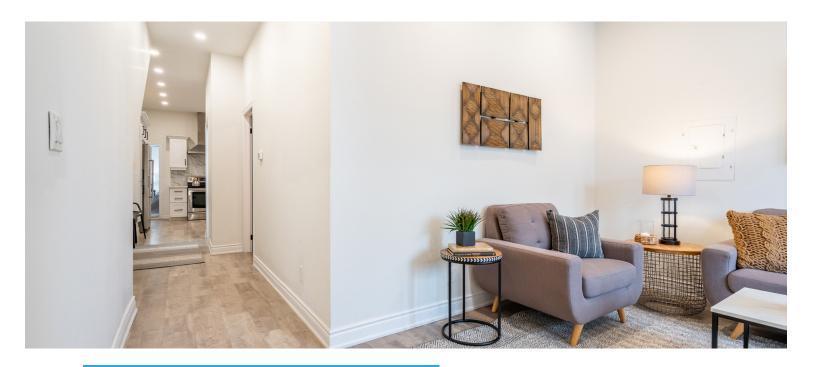


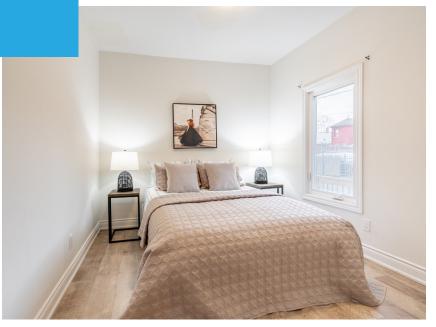
Symmetry and Style

A turnkey legal duplex with in-law suite and plenty of parking. All units are separately meters and feature white kitchen cabinets, laminate flooring, and updated bathrooms.









Income Potential

The main floor and second floor units each have 2 bedrooms and have previously been rented for \$2200/mo and \$2000/mo, respectively.



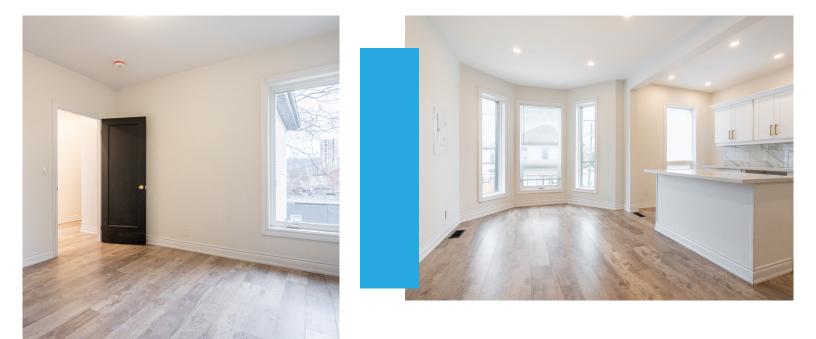
















Meticulous Attention

All units are currently vacant. Updates were completed in 2020/2021 and included cosmetic updates, windows, doors, furnace, and AC.





Captivating Appeal

This property also boasts a detached 2 car garage/workshop with laneway access that could be rented out separately.











Room Measurements

MAIN LEVEL

Kitchen	12'6" x 12'5"
Bedroom	11'4" x 9'4"
Living Room	15'1" x 14'6"
Bedroom	11'3" × 10'7"
Laundry	15' x 4'5"
Bathroom	4-Piece

UPPER LEVEL

Kitchen13'7"Living Room18'10"Bedroom11'5"Bedroom12'10"Bathroom4

13'7" x 7'3" 18'10" x 9'10" 11'5" x 9'11" 12'10" x 7'4" 4-Piece

LOWER LEVEL

 Kitchen
 12'8" x 10'9"

 Living Room
 13'9" x 7'6"

 Utility Room
 7'9" x 7'7"

 Denroom
 15'6" x 8'11"

 Bathroom
 3-Piece



Drew Woolcott BROKER

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