

WELCOME TO
360 Cannon Street E



WOOLCOTT
REAL ESTATE



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.





1532 Feet



\$2,792/2023



5



3





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" x 10'7"
Laundry	15' x 4'5"
Bathroom	4-Piece

UPPER LEVEL

Kitchen	13'7" x 7'3"
Living Room	18'10" x 9'10"
Bedroom	11'5" x 9'11"
Bedroom	12'10" x 7'4"
Bathroom	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





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BROKER

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