



# \$399,900

48 KING Street Trenton, Ontario K8V3V8 MLS® Number: 40348749

## Description

Looking for a property to add to your real estate portfolio? Check out this great investment opportunity in downtown Trenton, close to all amenities such as shopping, transportation, groceries, and more. 48 King is a mixed use property with 4 units total, 1 commercial and 3 residential. The commercial space is 612 sq ft and leased to a tattoo parlour. There is a 2-bed 1-bath apartment on the main floor and two 1-bed, 1-bath apartment on the second floor. Currently one vacant unit upstairs. All 3 apartments have separate hydro meters. This property has two public parking lots across the street. (65408035)

### **Location Description**

Hwy 2 to King St.

#### **Property Summary**

<b>Property Type</b>	<b>Storeys</b>	Subdivision Name
Other	2	Trenton Ward
<b>Title</b> Freehold	Land Size under 1/2 acre	<b>Time on</b> <b>REALTOR.ca</b> 13 days

Building			
•			
Interior Features			
Basement Type None			
Building Features			
<b>Features</b> Park/reserve	<b>Style</b> Attached	<b>Rental Equipment</b> Water Heater	
Heating & Cooling			
<b>Cooling</b> Window air conditioner	<b>Heating Type</b> Hot water radiator heat, (Natural gas)		
Utilities			
<b>Utility Sewer</b> Municipal sewage system	<b>Water</b> Municipal water		
Exterior Features			
Exterior Finish Brick	Exterior Building Size 2930		
Neighbourhood Features			
Amenities Nearby Hospital, Park, Shopping			

#### Land

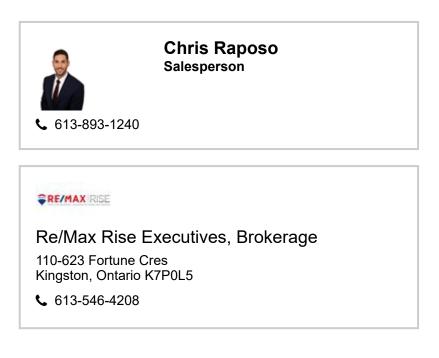
#### Lot Features

Frontage 55 ft Land Depth 62 ft

#### Other Property Information

Zoning Description DC

Data provided by: <u>Kingston & Area Real Estate Association</u> 720 Arlington Park Place, Kingston, Ontario K7M 8H9



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