



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Set on a large, south-facing corner lot, this red brick turn-of-the-century home has been thoughtfully converted into four apartments—three one-bedroom units and one two-bedroom unit—making it a fantastic investment opportunity. With below-market rents with long-term tenants ranging from \$750 to \$800 per month and a net operating income of approximately \$15,250, this property offers considerable room for upside. The gross rent is \$36,600, which includes water, gas, taxes, insurance, and maintenance.

The home retains many of its original period details, showcasing the craftsmanship of its era. Hardwood floors, two decorative cast iron fireplaces, large bay windows, and soaring ceilings highlight the living spaces. Decorative archways, original doors, trim, and mouldings further enhance the character, while the generously sized principal rooms provide tenants with comfort and style not often found in modern apartments.

The exterior is equally inviting, featuring a wrought-iron fence, mature trees, and lush gardens that enhance its curb appeal. A private fenced stone courtyard offers a tranquil shared outdoor space for tenants to relax and enjoy. Combining historic charm with income potential, this property is a rare opportunity for investors seeking an attractive asset with a reasonable buy-in value and considerable upside.

Two paved driveways provide parking for 6 vehicles, plus a detached 1-car garage. The building has five hydro meters.

Property Details

ADDRESS: 190 Bridge Street, East, Belleville, K8N1N4

TYPE: Fourplex - two-story home

LEGAL DESCRIPTION: LT 2 W/S REED ST PL 87 THURLOW
(AKA FOSTER AV); BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	3,025 +/- sq. ft. (MPAC)
BEDROOMS:	5; 3-1-bedroom units and 1–2-bedroom unit
BATHS:	4 – Each unit has a four-piece bathroom
LAUNDRY:	None
BASEMENT:	Exterior access only, cellar with sump pump, stone foundation
AGE:	Circa 1900 (125 years – MPAC)
ELECTRICAL:	5 hydro meters, breaker panel in each unit, a mix of breakers and fuses in the basement, partially updated in 1980 +/- . Tenants pay an average of \$80 per month per unit for Hydro.
ROOF:	Asphalt shingles (most replaced in 2024)
UNIT 1 (MAIN FLOOR)	1 bed, 1-4pc bath, open concept, hardwood, decorative fireplace, three-season sunroom (4-year tenant)
UNIT 2 (MAIN FLOOR)	1 bed, 1-4pc bath, open concept, hardwood, decorative fireplace (11-year tenant)
UNIT 3 (SECOND FLOOR)	2 bed, 1-4pc bath, carpet over hardwood, bay windows, closet walkthrough to bedrooms (16-year tenant)
UNIT 4 (SECOND FLOOR)	1 bed, 1-4pc bath, open concept, hardwood, walk-through closet into kitchen (4-year tenant)
INTERIOR:	Fire alarm system installed and fire extinguishers present, 2 decorative fireplaces
EXTERIOR:	Brick, built-in garden shed
PARKING:	Two paved driveways, parking for 6 vehicles

GARAGE:	Detached single-car garage
LOT SIZE:	66' x 132' (MPAC)
ZONING:	R2 Residential Zone
TAXES:	\$5,737 (2025)
ROLL # / PIN #	120802005502800 / 405010106
HEATING:	Gas hot water boiler, single gas meter, hot water radiators in each unit. The landlord controls the heat via a thermostat in the locked basement, set at 21 °C for winter. (\$3,765 +/- for 2024)
RENTALS:	Gas hot water tank (\$513 for 2024, Reliance). Tenants say the single tank is sufficient for their combined use.
WATER/WASTE:	Municipal, single water meter, plumbing updated 1980 +/- (\$1,700 +/- for 2024)
LOT DESCRIPTION:	Corner lot, private fenced stone courtyard for tenants, treed and shaded lot, gardens
CHATELS INCLUDED:	Fridge (3) and stove (3)
FIXTURES EXCLUDED:	Tenant belongings; Unit 1 – Window AC, washer, dryer, window coverings. Unit 2 – washer, dryer, fridge, stove, 2 window AC units, freezer, curtains and blinds Unit 3 – window coverings, 2 window AC units Unit 4 – window coverings, window AC unit
SUGGESTED DEPOSIT:	\$25,000
MAINTENANCE:	Tenants in units 1 and 2 are paid separately to maintain the building, including building management/cleaning, grass, gardens, yard maintenance, and snow shovelling
LEASES:	Tenants are all month-to-month with no current leases
SUGGESTED CLOSING:	Immediate