



Feature Sheet

4-Plex For Sale in Thriving Lucan

Lucan, Ontario



A versatile building, packed with potential!

This rare 4-plex is for sale in the thriving and sought-after town of Lucan. Whether you're an investor looking for a solid income property or a buyer hoping to offset your mortgage, this is an opportunity you don't want to miss out on!

This unique building includes three well-laid-out 1-bedroom units and a generously sized 3-bedroom, 2-bath apartment with a finished basement—perfect for owner-occupancy or maximizing rental revenue.

With commercial zoning, the options are wide open: live in the large unit and rent the others, operate a business, or lease all four suites for solid income from day one.

\$795,000



**Mathew
Toussaint**

REALTOR®

289.983.0990
mathew.toussaint@exprealty.com
tr-group.ca



**Gerry
Lynn**

REALTOR®

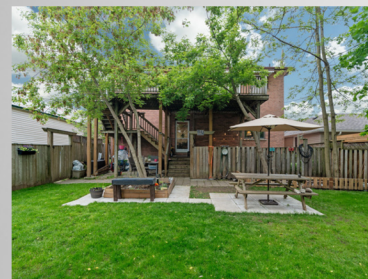
519-318-8709
gerry.lynn@exprealty.com
gerrylynn.exprealty.com

"Real estate service that will move you!"

Lucan, Ontario

Property Highlights

- Rare 4-unit income property in sought-after Lucan
- Three 1-bedroom apartments, each approx. 550-650 sq. ft.
- One spacious 3-bedroom, 2-bath unit with:
 - 1,571 sq. ft. of finished living space
 - Additional 375 sq. ft. in the basement
 - Ensuite bathroom in primary bedroom
- Commercial (C1) zoning allows for multiple potential uses
- Scheduled gross annual income: \$62,748
- Garage and basement storage included
- Total building size: 3,433 sq. ft.
- Versatile setup: Live in the large unit or lease all four for max return
- Prime location just 20 minutes from London and close to Grand Bend
- Steps to brand-new grocery store, McDonald's, Chuck's Roadhouse, parks, and more
- Strong, growing rental market in a family-friendly community



Financials

Heating:	1,584.38
Electrical:	2,706.15
Maintenance:	4,860.44
Year:	
Other:	501.60
TMI:	4,060.18
Total Op Exp:	\$21,900

Prof Mgmt Exp:	4,392.38
Water/Sewer:	1,748.55
Utilities:	
Insurance:	\$2,046
Expenses:	Actual

Gross Income:	62,748.24
---------------	------------------