JUST LISTED

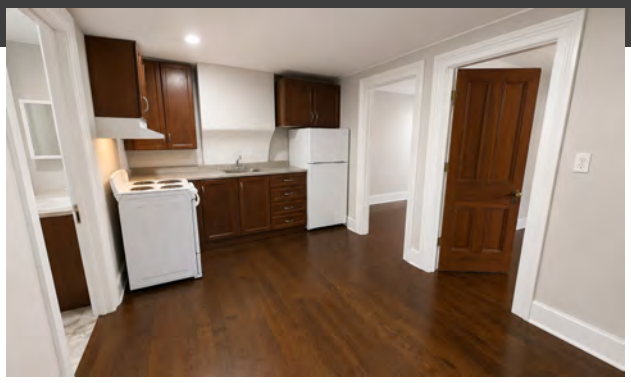


Triplex in Downtown Tottenham

28 Queen Street North
Tottenham, ON L0G 1W0

MLS® N14140238

Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523





Investment Opportunity Awaits!

$619,900.00

-Triplex in Downtown Tottenham
-Two Story Row House with Three Separate Apartments
-Main Floor; 1 bedroom (occupied)
-Second Floor; 2 bedrooms (occupied)
-Basement; 1bedroom (occupied)
-Beautiful Brick Front Façade with Lots of Details
-Located within walking distance to all amenities

FEATURES

Bedrooms:	3+1
Bathrooms:	3
Living Area:	1,418 SQFT
Lot Size:	22' x 47.6'

Call me to view the home, or book an appointment:
www.28QueenSt.com

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CENTURY 21 HERITAGE GROUP LTD.
BROKERAGE
35 Victoria Street East #3
Alliston, ON L9R1T3

CENTURY 21 Canada

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28 Queen Street North, Tottenham – Income & Expenses

28 Queen St N - Inc & Exp 2025

Item	Expenses/Yr	Expenses/Mo	Rents/Mo	
2nd Floor - 1+1 Bed - Commencement - June 1/2025			$ 1,500.00	(Heat Incl. + Elect, 50%, extra - Meter #1)
Main Floor - 1 Br - Commencement - June 21/2025			$ 1,250.00	(Heat Incl. + Elect, 30%, extra - Meter #1)
Basement - 1 Br - Commencement - July 1/2024			$ 1,200.00	(Heat Incl. + Elect, 50%, extra - Meter #2)
Gas - Enbridge	$ 852.88	$ 71.07		
Water & Sewer - Town of New Tec	$ 1,398.48	$ 116.54		
Electricity - Alectra	$ 1,273.38	$ 106.12		$3661.97 Annual Total.
Property Taxes - Town of New Tec	$ 2,851.27	$ 237.61		
Insurance - Intact	$ 2,146.52	$ 178.88		
TOTALS	**$ 8,522.53**	**$ 710.21**	**$ 3,950.00**	
Income				**$ 3,239.79**

Basement has separate electrical meter, breaker panel and electric water heater, and shared gas furnace with Main Floor.
- Bsmt tenant pays 50% of meters #2 electricity.

Main floor and 2nd floor share electrical meter, breaker panel, and electric water heater.
- Main fl tenant pays 30% of meter #1 electricity.

Main floor and Basement share forced air gas furnace.
- 2nd fl tenant pays 50% of meter #1 electricity.

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28 Queen Street North, Investment Opportunity

Fully Rented Triplex | Downtown Tottenham

ASKING PRICE: $619,900

KEY INVESTMENT METRICS
Annual Gross Income: $47,400
Current NOI: $38,877
Approx. Operating Cap Rate: **6.3%**
Investor Underwritten NOI: $35,085
Approx. Underwritten Cap Rate: **5.7%**

CURRENT RENT ROLL
Second Floor — $1,500/month
Main Floor — $1,250/month
Basement — $1,200/month
TOTAL — $3,950/month

INVESTOR UNDERWRITING ASSUMPTIONS
Reported Operating Expenses (2025) — $8,523/year
Vacancy Reserve (3%) — $1,422/year
Repairs / Maintenance Reserve (5%) — $2,370/year

WHY INVESTORS SHOULD TAKE NOTICE
Three rented residential units generating $47,400 in annual gross income. Approximately 5.7% cap rate after allowances for vacancy and repairs/maintenance.

- Fully rented with immediate income
- Three separate income streams
- Downtown Core zoning flexibility (buyer to verify)
- Updated second-floor unit
- Established downtown location
- Long-term hold potential
- Multiple income streams help reduce vacancy exposure

Figures rounded. Calculations use the supplied rent roll and reported 2025 operating expenses. NOI excludes mortgage payments. Buyers should independently verify all measurements, income, expenses, leases, zoning and permitted uses, and complete their own due diligence.

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Listing N14140238 Preview

28 Queen Street N
New Tecumseth, ON L0G 1W0
Residential Freehold - Att/Row/Townhouse
For Sale - $619,900 - New

CENTURY 21 HERITAGE GROUP LTD. (905-936-2121)
BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	432405000120800	LOT DEPTH	48
PIN#	581700439	LOT SIZE CODE	Feet
AREA	Simcoe	ACREAGE	< .50
MUNICIPALITY	New Tecumseth	WATERFRONT YES/NO	No
COMMUNITY	Tottenham	ZONING	DTC
FRONTING ON	West	DIR.S	Queen St North & George St
LEGAL DESC.	Pt Lts 8 & 9, W/S Queen St, Pl 341 As In Ro1056408	MAIN CROSS STREETS	Queen St North & George St
LOT FRONT	22.66		

Amounts/Dates

LIST PRICE REDUCED TO REFLECT HST REBATE	No	POSSESSION DATE/TYPE	November 30, 2026 / Flexible
		HOLDOVER DAYS	90
HST APPLICABLE TO SALE PRICE	Not Subject to HST	SELLER NAME	Annette Ambursley
TAXES/YEAR	$2,851.27 / 2026	LAND LEASE	No
CONTRACT COMMENCEMENT	November 2, 2026		
EXPIRY DATE	January 31, 2027		

Exterior

STYLE	2-Storey	SPECIAL DESIGNATION	Unknown
EXTERIOR	Brick	APPROX. AGE	100+
FOUNDATION DETAIL	Unknown	APPROX. SQUARE FOOTAGE	1100-1500
ROOF	Flat	ABOVE GRADE FINISHED SQFT	1418
GARAGE/TYPE	No / None	ABOVE GRADE FINISHED SQFT SOURCE	MPAC
GARAGE PARKING SPACES	0	PROP. FEATS./AREA INFLUENCES	Park, Library, Rec./Commun.Centre, School
PARKING/DRIVE	None	SURVEY TYPE	None
DRIVE PARKING SPACES	0	CABLE	Available
TOTAL PARKING SPACES	0	HYDRO	Yes
WATER	Municipal	SEWERS	Yes
POOL	None	GAS	Yes
SEWERS	Sewer	MUNICIPAL WATER	Yes
RETIREMENT COMMUNITY	No	TELEPHONE	Available

Interior

# OF ROOMS	8 + 3	INTERIOR FEATS.	Carpet Free
# OF BEDROOMS	3 + 1	FAMILY ROOM/BONUS ROOM	No
# OF KITCHENS	2 + 1	BASEMENT	Finished, Apartment
# WASHROOMS/PCS	1 / 3	FIREPLACE/STOVE	No
LVL	Ground	HEAT SOURCE	Electric, Gas
# WASHROOMS/PCS	1 / 4	HEAT TYPE	Baseboard, Forced Air
LVL	Second	AIR CONDITIONING	None
# WASHROOMS/PCS	1 / 5	ELEVATOR/LIFT	No
LVL	Basement		

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Ground	Kitchen	2.94m	4.47m	Vinyl Floor	Eat-in Kitchen	Walk-Out
2	Ground	Living Room	4.19m	4.52m	Laminate	Double Closet	East View
3	Ground	Bedroom	2.43m	3.06m	Hardwood Floor	Closet	West View
4	Second	Kitchen	4.5m	2.88m	Hardwood Floor	Eat-in Kitchen	
5	Second	Living Room	4.43m	3.03m	Hardwood Floor	Closet	East View
6	Second	Primary Bedroom	2.9m	4.15m	Hardwood Floor	Closet	West View
7	Second	Bedroom 2	2.2m	3.05m	Hardwood Floor	East View	
8	Basement	Kitchen	2.35m	3.33m	Vinyl Floor	Eat-in Kitchen	
9	Basement	Living Room	2.45m	7.77m	Vinyl Floor	Closet	
10	Basement	Bedroom	2.66m	2.84m	Vinyl Floor	Closet	

Comments

REMARKS FOR CLIENTS

Three-unit investment opportunity in the heart of downtown Tottenham! This brick row house offers architectural character, three self-contained residential units and current gross rental income of approximately $47,400 annually. Downtown Core (DTC) zoning provides potential for a range of commercial uses, subject to applicable requirements and approvals. An option for investors or buyers considering future personal occupancy with rental income from the other units, subject to existing tenancies.Charming front façade and a walkable location close to shops, restaurants, parks and amenities. Convenient access to Alliston and Honda Canada Manufacturing. Flat roof redone in 2015. No on-site parking; on-street and nearby municipal parking available.Main Floor: One-bedroom suite with high ceilings, spacious living room, updated 3-piece bathroom and eat-in kitchen with oak cabinetry and rear walkout. Shares a forced-air furnace with the basement unit.Second Floor: Bright two-bedroom suite with updated engineered hardwood flooring, large windows, eat-in kitchen, living room, 4-piece bathroom, ensuite laundry and separate electric baseboard heating.Basement: One-bedroom suite with a large living area, updated kitchen, updated 5-piece bathroom and ensuite laundry. Shares a forced-air furnace with the main-floor unit.Some photos have been digitally altered and/or virtually staged to remove tenant possessions and improve presentation.

OFFER REMARKS

Please attach Schedule B.

REALTOR ONLY REMARKS

Please attach Schedule B.

Other

LISTING BROKERAGE	CENTURY 21 HERITAGE GROUP LTD.	DISPLAY ADDRESS ON INTERNET	Yes
		DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1	BRIAN LAFAZANOS, Salesperson	PERMISSION TO CONTACT	No
SALESPERSON 1 PHONE #	647-333-2523	BROKER TO ADVERTISE	
SALEPERSON 1 EMAIL	brian.lafazanos@century21.ca	REALTOR SIGN ON PROP.	No
CMSN. TO CO-OP. BROKERAGE	2.5	SHOWING REQUIREMENTS	Showing System
SELLER PROP. INFO STATEMENT	No	OCCUPANCY	Tenant
DISTRIBUTE TO INTERNET	Yes	CONTACT AFTER EXPIRED	No
UNBRANDED VIRTUAL TOUR URL 1	http://www.28QueenSt.com/unbranded		

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28 Queen Street North, Tottenham – Aerial



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28 Queen Street North, Tottenham – Parking



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Detailed Feature List

28 Queen Street North, Tottenham

Summary: www.28QueenSt.com
Three Unit Investment Opportunity In The Heart Of Downtown Tottenham! Rare Downtown Core Zone (DTC) property offering flexibility for investors, entrepreneurs, multi-generational families, or buyers looking to live in one unit while generating rental income from the others in the future. Current gross rental income of approximately $47,400 annually. Attractive opportunity with three self-contained residential units and permitted zoning uses including office, retail, food, health spaces, B&B and more.
Beautiful brick row house with charming architectural character and detailed front facade, all within walking distance to downtown shops, restaurants, parks and amenities. Convenient location close to Alliston and Honda Canada Manufacturing. Flat roof redone in 2015. Please note: no on-site parking included. On-street and nearby municipal parking available.
Main Floor Unit: One bedroom suite featuring high ceilings, spacious living room, updated 3-piece bath, eat-in kitchen with oak cabinetry and walkout to rear building access. Shared forced air furnace with basement unit.
Second Floor Unit: Bright two bedroom suite recently renovated with new hardwood flooring, large windows, eat-in kitchen, living room, 4-piece bath, ensuite laundry and separate electric baseboard heating.
Basement Unit: One bedroom suite with large living area, updated kitchen, updated 5-piece bath and ensuite laundry. Shared forced air furnace with main floor unit.
Excellent opportunity for investors seeking strong income potential and mixed-use flexibility in Tottenham's growing downtown core.

GROUND FLOOR

- $1250/mo - 1 Bedroom - Commencement - June 21/2025

- **KITCHEN – 9.64' x 14.66'**
  - Vinyl floor
  - Oak cabinets
  - Eat- In
  - Walk out to rear of building
  - West views
  - Pantry

- **LIVING ROOM – 13.74' x 14.8'**
  - Laminate floor
  - East views
  - 9' ceilings
  - Double closet

- **BEDROOM – 7.97' x 10.04'**
  - Hardwood floor
  - West views
  - Closet
  - Semi- Ensuite bathroom

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- **BATHROOM**
  - Three piece
  - Porcelain floor
  - Glass shower doors
  - Shower with tile

SECOND FLOOR

- $1500/mo - 1+1 Bedroom - Commencement - June 1/2025

- **KITCHEN – 14.76' x 9.45'**
  - Engineered Hardwood floor

- **LIVING ROOM – 14.53' x 9.94'**
  - Engineered Hardwood floor
  - East views
  - Closet

- **PRIMARY BEDROOM – 9.51' x 13.61'**
  - Engineered Hardwood floor
  - West views
  - Closet

- **SECOND BEDROOM – 7.22' x 10.0'**
  - Engineered hardwood floor
  - East views

- **BATHROOM**
  - Four piece
  - Vinyl floor
  - Tub and shower combined
  - Stacking GE washer and dryer

BASEMENT

- $1200 - 1 Bedroom - Commencement - July 1/2024

- **KITCHEN – 7.71' x 10.92'**
  - Vinyl floor
  - Eat in
  - Oak cabinets
  - Below grade window

- **LIVING ROOM – 8.04' x 25.49'**
  - Vinyl floor

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- Closet

- **BEDROOM – 8.72' x 9.32'**
  - Vinyl floor
  - Below grade window
  - Closet
- **BATHROOM**
  - Four piece
  - Vinyl floor
  - Stacking GE washer and dryer
  - Free standing tub
  - Double vanity
  - Separate shower

SERVICING

- Natural gas – Enbridge
- Electricity – Alectra

MECHANICALS

- One forced air gas furnace
  - Shared between main floor & basement unit (located in basement)
- Two electrical breaker panels and meters
  - One shared by main floor & second floor units (located in basement)
  - Separate electrical meter & breaker panel for basement unit (located in basement)
- Two electric water heaters
  - One shared between main floor & second floor units (located in basement)
  - Basement unit has separate electric water heater (located in basement)
- Second floor has baseboard heaters throughout

INCLUSIONS

- Main floor
  - Kenmore coil stove
  - Beaumark refrigerator
- 2nd floor
  - GE electric stove
  - GE refrigerator
  - Stacking GE washer and dryer
- Basement
  - GE glass top stove
  - Stacking GE washer and dryer

EXCLUSIONS - All tenant belongs - chattels and fixtures

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* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.
** The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

ARN

432405000120800

Previous Assessment N/A

Taxation Year	Phased-In Assessment**
2026	$264,000
2025	$264,000
2024	$264,000
2023	$264,000

Frontage: 22.66 ft.	Description: Duplex
Depth: N/A	Property Code: 332
Based On:January 1, 2016	Current Assessment* : $264,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplaces
322	1890	4	3	N/A	2	No part storey	No Split	N/A

Assessment Roll Legal Description: PLAN 341 N PT LOT 8 S PT LOT 9

Property Address:	28 QUEEN ST N TOTTENHAM ON L0G1W0
Zoning:	R1
Property Type:	Residential
Site Area:	1052.5F
Site Variance:	Regular
Driveway Type:	Separate or Private Driveway
Garage Type:	N/A
Garage Spaces:	N/A
Water Service Type:	Private Well
Sanitation Type:	Septic Bed
Pool:	Indoor :N, Outdoor :N
RRF ApealDate:	2024-04-02
About Details:	TRAFFIC PATTERN - HEAVY,ABUTS COMMERCIAL
Onsite Details:	N/A

DCT Downtown Core Transitional Zone

Permitted Uses:

- Additional Residential Units
- Artisan Studios
- Bed and Breakfast Facilities
- Back-to-Back Townhouse Dwellings
- Block Townhouse Dwellings
- Boarding Houses
- Child and Adult Day Care Facilities
- Existing Residential Uses
- Fourplex Dwellings
- Health Services Facilities
- Hotels
- Live-Work Units
- Maker Spaces
- Places of Worship
- Privately Owned Park Space
- Public Service Facilities
- Rooming Houses
- Special Needs Housing
- Stacked Townhouse Dwellings
- Street Townhouse Dwellings
- Triplex Dwellings

The following uses are permitted in a building that legally existed as of the date of approval of this Zoning By-law:

- Apartment Buildings and Apartment Dwellings
- Commercial Schools
- Offices
- Restaurants, but not including Drive-Through Service Facilities
- Retail Uses
- Service Commercial Uses

D

DCT
Downtown Core Transitional

	Triplex dwelling, fourplex dwelling	Street townhouse dwelling	Block townhouse dwelling	Stacked/back-to-back townhouse dwelling	Apartment dwelling	Other permitted uses
Uses in existing residential buildings	Within *existing residential buildings*, a maximum of 50% of the *gross floor area* may be used for non-residential uses, including *Home Occupations*.					
LOT SIZE/BUILDING HEIGHT/GFA — Minimum lot area	465 m^2	225 m^2 per dwelling unit	200 m^2 per dwelling unit	130 m^2 per dwelling unit	85 m^2 per dwelling unit	-
Minimum lot frontage	-	6.0 m per dwelling unit, 8.0 m for an end unit abutting an interior side yard, and 10.0 m for an end unit abutting an exterior side yard Maximum 6 units per row	-	-	-	-
Lot coverage by all buildings	Maximum of 65%					
Building height	Maximum 3.5 storeys, or 12.0 m, whichever is less					
Gross floor area	All Retail Uses, Service Commercial Uses and Restaurants shall have a maximum gross floor area of 750 m2.					
YARDS/ACCESS — Front yard setback	Minimum 4.5 m; except for an attached garage where the minimum front yard setback for the garage is 6.0 m					
Interior side yard	Minimum 2.0 m					
Exterior side yard	Minimum 3.0 m					
Rear yard	Minimum 7.5 m					
Location of front entrance	Every building shall have the front entrance oriented towards an adjacent public street.					

PARKING/OPEN SPACE	Width of garage	Maximum 60% of the width of the dwelling unit, measured 6.0 m from the lot line	-	-
	Garage projection	No garage shall project beyond the main front wall of the dwelling.		
	Landscaped open space	Minimum 7.5% of site area		
	Landscaped buffer	Required along any rear lot line and any interior side lot line abutting a LR or MR zone		

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REALTOR® Assessment Detail Report - Enhanced

Property Address	28 QUEEN ST N
Municipality	NEW TECUMSETH TOWN
Roll Number	432405000120800
City	TOTTENHAM
Property Code & Description	332 - Duplex

Property Details

Property Type	RESIDENTIAL
Legal Description	PLAN 341 N PT LOT 8 S PT LOT 9
Zoning	R1

Site Details

Frontage	Depth	Site Area	Variance
22.66 F	-	1,052.50 F	Regular

Service Details

Private Water	Private Sanitary	Driveway
Private Well	Septic Bed	Separate or Private Driveway

Valuation Details

Valuation Date (yyyy-mm-dd)	2016-01-01
Assessed Value on January 1, 2016*	$264,000
Assessed Value on January 1, 2012	$213,665

Taxation Year	Phased-In Assessment**
2017	$226,249
2018	$238,833
2019	$251,416
2020	$264,000
2021	$264,000

Taxation Year	Phased-In Assessment**
2022	$264,000
2023	$264,000
2024	$264,000

Structure Details

Structure Description	DUPLEX
Year Built	1890
Full Storeys	2
Partial Storeys	No part storey
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	0
Split Level	No Split
Fireplace	0
Condo Garage Type	-
Condo Garage Spaces	-
Lockers	-
Indoor Pool	N
Outdoor Pool	N

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