

JUST LISTED

21



Triplex in Downtown Tottenham

28 Queen Street North
Tottenham, ON L0G 1W0
MLS® N13121656



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Investment Opportunity Awaits!

\$639,900

- 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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Listing N13121656 Preview

28 Queen Street N
New Tecumseth, ON L0G 1W0
Residential Freehold - Att/Row/Townhouse
For Sale - \$639,900 - New

CENTURY 21 HERITAGE GROUP LTD. (905-775-5677)
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	MAIN CROSS STREETS	Queen St North & George St
	As In Ro1056408		
LOT FRONT	22.66		

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	June 30, 2026 / Flexible
TAXES/YEAR	\$2,851.27 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	May 13, 2026	SELLER NAME	Annette Ambursley
EXPIRY DATE	July 31, 2026		

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	MPAC
GARAGE PARKING SPACES	0	SOURCE	
PARKING/DRIVE	None	PROP. FEATS./AREA INFLUENCES	Park, Library, Rec./Commun.Centre, School
DRIVE PARKING SPACES	0	SURVEY TYPE	None
TOTAL PARKING SPACES	0	CABLE	Available
WATER	Municipal	HYDRO	Yes
POOL	None	SEWERS	Yes
SEWERS	Sewer	GAS	Yes
RETIREMENT COMMUNITY	No	MUNICIPAL WATER	Yes
		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! 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 engineered 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. Photos have been digitally altered/staged in part to remove tenant possessions and improve marketing presentation.

Other

LISTING BROKERAGE	CENTURY 21 HERITAGE GROUP LTD.	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	BRIAN LAFAZANOS, Salesperson	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	647-333-2523	PERMISSION TO CONTACT BROKER TO ADVERTISE	No
SALESPERSON 1 EMAIL	brian.lafazan@century21.ca	SHOWING REQUIREMENTS	Lockbox, Showing System
CMSN. TO CO-OP. BROKERAGE	2.5	OCCUPANCY	Tenant
SELLER PROP. INFO STATEMENT	No	CONTACT AFTER EXPIRED	No
DISTRIBUTE TO INTERNET	Yes		



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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
<u>Income</u>			\$ 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.

INVESTMENT OPPORTUNITY

Fully Rented Triplex | Downtown Tottenham

ASKING PRICE: \$640,000

KEY INVESTMENT METRICS

Annual Gross Income: \$47,400

Current NOI: \$38,877

Approx. Operating Cap Rate: 6.1%

Investor Underwritten NOI: \$35,085

Approx. Underwritten Cap Rate: 5.5%

CURRENT RENT ROLL

Unit 1 — \$1,500/month

Unit 2 — \$1,250/month

Unit 3 — \$1,200/month

TOTAL — \$3,950/month

INVESTOR UNDERWRITING ASSUMPTIONS

Actual Operating Expenses — \$8,523/year

Vacancy Reserve (3%) — \$1,422/year

Repairs / Maintenance Reserve (5%) — \$2,370/year

WHY INVESTORS SHOULD TAKE NOTICE

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

Financial information believed accurate but not guaranteed. Buyers should independently verify all measurements, income, expenses, leases, zoning, permitted uses, and complete their own due diligence.

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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

THORNHILL	RICHMOND HILL	NEWMARKET	BRADFORD	TOTTENHAM
7330 Yonge Street Thornhill, ON L4J 7Y7 Office 905-764-7111 Fax 905-764-1274	11160 Yonge Street Richmond Hill, ON L4S 1H5 Office 905-883-8300 Fax 905-883-8301	17035 Yonge Street Suite 100 Newmarket, ON L3Y 5H6 Office 905-895-1822 Fax 905-895-1990	49 Holland St W Box 1201 Bradford, ON L3Z 2B6 Office 905-775-5677 Fax 905-775-3022	1 Queen St N Box 711 Tottenham, ON LOG 1W0 Office 905-936-2121 Fax 905-775-3022

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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

THORNHILL

7330 Yonge Street
 Thornhill, ON L4J
 7Y7
 Office 905-764-7111
 Fax 905-764-1274

RICHMOND HILL

11160 Yonge Street
 Richmond Hill, ON L4S 1H5
 Office 905-883-8300
 Fax 905-883-8301

NEWMARKET

17035 Yonge Street
 Suite 100
 Newmarket, ON L3Y 5H6
 Office 905-895-1822
 Fax 905-895-1990

BRADFORD

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TOTTENHAM

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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

Taxation Year	Previous Assessment	N/A
2026	Phased-In Assessment**	
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 Appeal Date:

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



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
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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 m ² .					

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 lotline	-	-
	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		

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