

Turnkey Business Opportunity w/ Property

Address: 115 St-Felix Street, Cornwall, ON
Type: Fully Detached
Lot size: 25' x 105 (2,625ft²)
Floor Space: 1,738ft²
Location: Cornwall, Ontario
Bedrooms: 5
Main Bathroom: 1
Powder Room: 1 (semi-finished)
Basement Bath: 1 (planned)
Parking Spots: 2



Student Housing

Revenue: CAD\$24,800

Utilities: CAD\$2,160

Taxes: CAD\$2,290

Earn income from this property over the winter and then stay there during the beautiful Canadian Summer, or rent it out as an AirBNB!. The property is located just a block away from St. Lawrence College, and 10 minutes drive from all conveniences and amenities. Local bus stop is within view of the front porch! Come to placid, perfect small-town Ontario! This property is located in Cornwall (population: 45,000) a town that is just an hour by car from Montreal (East) and Ottawa (West). Toronto is also within a half-day drive! You can see the USA from the front lawn! The property is a short (5 minute) drive to the Friendship Bridge! Watersports, Casinos, Hiking, Bicycling - two International airports are just an hour away!

<http://www.cornwall-student-housing.com>

Target Market

- The property is attuned to the needs of young students attending St Lawrence College
- The property currently caters to female medical students (Nursing, Paramedic)
- The property is fully occupied from 1 September to 30 April every year
- ☐ The property is located 2 minutes from St Lawrence College