

## 109 ROSS ST APT 105, ST THOMAS, ON N5R 3X8, CANADA

<https://gtarealestates.com>

Brand new purpose-built 4-plex in St. Thomas. Located just minutes to London, Hwy 401, and Port Stanley beaches, this custom new build. Features 5500+ SF of luxury finishes throughout. Current annual income of approx \$114,000 with a CAP rate of 6%+. Each side-by-side unit features a mirrored floor plan with 3 bedrooms, 2.5 baths, open-concept...

**\$1,695,000**

- 14 beds
- 12 baths
- Multi-family
- Multi-family
- 5000 - 100000 sq ft



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## Rooms & Units Descr



**RoomType1:** Living room  
**RoomLength1:** 5.34  
**RoomDimensions1:** 5.34 m X 4.38 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 3.94  
**RoomType3:** Dining room  
**RoomLength3:** 2.79  
**RoomDimensions3:** 2.79 m X 3.94 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 1.7  
**RoomType5:** Den  
**RoomLength5:** 3.04  
**RoomDimensions5:** 3.04 m X 3.11 m  
**RoomLevel6:** Third level  
**RoomWidth6:** 5.69  
**RoomType7:** Bathroom  
**RoomLength7:** 2.96  
**RoomDimensions7:** 2.96 m X 2.86 m  
**RoomLevel8:** Third level  
**RoomWidth8:** 1.59  
**RoomType9:** Bedroom 2  
**RoomLength9:** 3.05  
**RoomDimensions9:** 3.05 m X 3.34 m  
**RoomLevel10:** Third level  
**RoomWidth10:** 4.39  
**RoomType11:** Bathroom  
**RoomLength11:** 1.52  
**RoomDimensions11:** 1.52 m X 2.95 m  
**RoomLevel12:** Lower level  
**RoomWidth12:** 3.22  
**RoomType13:** Bedroom  
**RoomLength13:** 3.18  
**RoomDimensions13:** 3.18 m X 4.06 m  
**RoomLevel14:** Lower level  
**RoomWidth14:** 3.16  
**RoomType15:** Bathroom  
**RoomLength15:** 2  
**RoomDimensions15:** 2 m X 2.48 m  
**RoomLevel16:** Lower level  
**RoomWidth16:** 5.13  
**RoomType17:** Kitchen  
**RoomLength17:** 2.51  
**RoomDimensions17:** 2.51 m X 3.67 m  
**RoomLevel18:** Main level  
**RoomWidth18:** 3.66  
**RoomType19:** Living room  
**RoomLength19:** 5.34  
**RoomDimensions19:** 5.34 m X 4.4 m  
**RoomLevel20:** Main level  
**RoomWidth20:** 1.3

**RoomLevel1:** Second level  
**RoomWidth1:** 4.38  
**RoomType2:** Kitchen  
**RoomLength2:** 2.56  
**RoomDimensions2:** 2.56 m X 3.94 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 3.94  
**RoomType4:** Bathroom  
**RoomLength4:** 1.53  
**RoomDimensions4:** 1.53 m X 1.7 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 3.11  
**RoomType6:** Bedroom  
**RoomLength6:** 4.26  
**RoomDimensions6:** 4.26 m X 5.69 m  
**RoomLevel7:** Third level  
**RoomWidth7:** 2.86  
**RoomType8:** Laundry room  
**RoomLength8:** 1.83  
**RoomDimensions8:** 1.83 m X 1.59 m  
**RoomLevel9:** Third level  
**RoomWidth9:** 3.34  
**RoomType10:** Bedroom 3  
**RoomLength10:** 3.72  
**RoomDimensions10:** 3.72 m X 4.39 m  
**RoomLevel11:** Third level  
**RoomWidth11:** 2.95  
**RoomType12:** Bathroom  
**RoomLength12:** 1.68  
**RoomDimensions12:** 1.68 m X 3.22 m  
**RoomLevel13:** Lower level  
**RoomWidth13:** 4.06  
**RoomType14:** Bedroom 2  
**RoomLength14:** 3.09  
**RoomDimensions14:** 3.09 m X 3.16 m  
**RoomLevel15:** Lower level  
**RoomWidth15:** 2.48  
**RoomType16:** Bedroom 3  
**RoomLength16:** 3.56  
**RoomDimensions16:** 3.56 m X 5.13 m  
**RoomLevel17:** Main level  
**RoomWidth17:** 3.67  
**RoomType18:** Dining room  
**RoomLength18:** 2.83  
**RoomDimensions18:** 2.83 m X 3.66 m  
**RoomLevel19:** Main level  
**RoomWidth19:** 4.4  
**RoomType20:** Pantry  
**RoomLength20:** 1.78  
**RoomDimensions20:** 1.78 m X 1.3 m



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## Location Details

**City:** St. Thomas

**Province:** Ontario

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## Property Details

**SubdivisionName:** St. Thomas

**Levels:** 3

**Stories:** 3

**FrontageLength:** 59 ft ,4 in

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 5

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** CENTURY 21 FIRST CANADIAN CORP

**Office ID:** 47128

**ListAOR:** London and St. Thomas Association of REALTORSÂ®

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## Building Details

**ParkingTotal:** 5

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Central air conditioning

