

206 Burns Avenue W



Prop Type:	Residential	Location:	Melfort
SubType:	Detached		
Sub-Location/Neighbourhood:			
WaterBody:		Postal Code:	S0E 1A0
Style:	Bungalow	Possession:	TBD
Bldg Type:	House		
Year Built:	1968	Add Yr Cmp:	
Additions:	No	Baths:	3
Beds:	4	Levels AG:	1.0
SqFt:	1,000		
Zoning:	R2	Legal:	Lot 16 Block 71 Plan 65PA01775 Ext 0
Latitude:	52.866655	Longitude:	-104.610312
Ownership:	Freehold	Tax Amt/Yr:	\$2,595 / 2025

Public Remarks: Excellent passive income opportunity with this solid three-unit multifamily property offering zero vacancy. Current gross income is \$27,600, with potential to increase to \$31,000+ per year. The landlord currently pays all utilities (Power \$2,905; Energy \$1,900; Property Tax \$2,595; Water/Sewer \$3,100, although this is atypically high due to a leak). This well-built and well-maintained property was built in 1968 and features a full concrete basement. The unit mix includes one 2-bedroom suite on the main floor, plus one 1-bedroom suite and one bachelor suite in the basement. Recent upgrades include: Shingles (2024); Eavestroughs (2024); PVC windows throughout (2016); Two energy-efficient furnaces (2015); Hot water heater (2015); Washer and dryer (2015); Part Flooring (2015). The property also offers a lawn front and back, maintenance free backyard fence and garden shed, adding further tenant appeal.

Rooms Information

Beds: 4		Bathrooms: 3		# Kitchens: 3			
#	Level Room	Size	Floor	#	Level Room	Size	Floor
1	M Living Room	16'0 x 12'9	Carpet	2	M Kitchen	9'0 x 11'8	Linoleum
3	M Dining Room	7'0 x 11'8	Linoleum	4	M Bedroom	13' x 11'	Carpet
5	M Bedroom	11'4 x 8'2	Carpet	6	M 4-pc bath	7 x 8	Linoleum
7	M Kitchen	9'7 x 11'9	Linoleum	8	B Dining Room	7'6 x 5'11	Linoleum
9	B Bedroom	7'4 x 5'6	Linoleum	10	B 3-pc bath	7'8 x 4'6	Linoleum
11	B Kitchen	9'7 x 11'9	Linoleum	12	B Living Room	11'9 x 9'4	Linoleum
13	B Bedroom	10'7 x 11'11	Carpet	14	B 4-pc bath	5 x 7'9	Linoleum

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energuide Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame			Sep Entry:	Yes		
Roof:	Asphalt Shingles			Bsmnt Ste #:			
Exterior:	Stucco			Permit #:			
Basement:	Full Basement, Fully Finished			Wtr Softner:			
Bsmnt Walls:	Concrete						
Bsmnt Suite:	Regulation						
Equip Incl:	Dryer, Fridge, Stove, Washer						
Outdoor:	Lawn Back, Lawn Front, Trees/Shrubs						
Heating:	Forced Air, Natural Gas						
Water Htr:	Included/Gas						
Heating Source Rented?:	No	Heating Source Rented Description:					
Lot Width:	50.85	Depth:	125.00'	Tot Lot Area:	6,356.00 Square Feet		
Gar/Prk:	No Garage, Parking Pad			Insulated Garage:			
Driveway:	Concrete Drive			Park Sp:	3		
Monitoring Discl:	None						

This information is believed to be reliable but should not be relied upon without verification.