



TURNKEY TRIPLEX. LONG BRANCH.

Fully renovated. Fully rented. Steps from the lake.

3

UNITS

6

BEDROOMS

5

BATHS

2,388

SQ FT

CURRENT GROSS RENT

\$84,600 / YEAR



Royal LePage Real Estate Services Ltd.

A rare three-unit property in Long Branch.

50 Arcadian Circle is a fully renovated triplex with three self-contained two-bedroom units. The building was updated in 2019/2020 and is currently rented at \$7,050 per month.

3	6	5	2,388	\$84,600
UNITS	BEDROOMS	BATHS	SQ FT	ANNUAL RENT



MAIN / UNIT #2
\$2,600 / MONTH

UPPER / UNIT #1
\$2,600 / MONTH

LOWER / UNIT #3
\$1,850 / MONTH

Three units. One clear income story.

Each unit has its own HVAC system and hydro meter. Four electrical meters serve the three units plus common areas. A detached double garage and extra parking add useful space.

Main suite

UNIT #2 | 2 BED | 2 BATH | 811 SQ FT



Bright, simple layout with a modern kitchen and comfortable living room. Finishes include pot lights, crown mouldings, granite counters and stainless steel appliances.

CURRENT RENT

\$2,600 / month

KEY DETAILS

4-piece bath + powder room

Large bedroom closets

Shared coin laundry on lower level

Separate HVAC and hydro meter

Upper suite

UNIT #1 | 2 BED | 2 BATH | 795 SQ FT



A bright two-bedroom suite with added privacy, in-suite laundry and rear patio access. The kitchen has granite counters, stainless steel appliances and good cabinet space.

CURRENT RENT

\$2,600 / month

KEY DETAILS

In-suite washer and dryer

Rear patio with backyard access

4-piece bath + powder room

Separate HVAC and hydro meter

Lower suite

UNIT #3 | 2 BED | 1 BATH | 782 SQ FT



Open kitchen and living area with modern finishes. The lower level has radiant floor heating, porcelain tile and a large window that brings in natural light.

CURRENT RENT

\$1,850 / month

KEY DETAILS

Radiant floor heating

Porcelain tile flooring

Large bedroom closets

Shared coin laundry with main unit

The income story is easy to follow.

Current rent and simple listed operating costs.

Current Rents

Main - Unit #2	\$2,600 / month
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Upper - Unit #1	\$2,600 / month
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Lower - Unit #3	\$1,850 / month
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TOTAL MONTHLY	\$7,050
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GROSS ANNUAL RENT	\$84,600
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APPROX. ANNUAL OPERATING COSTS

Property taxes (2025)	\$6,373
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Insurance	\$2,141
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Gas	\$804
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Water	~\$1,400
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Common-area hydro	\$640
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Repairs & maintenance	\$960
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TOTAL	\$12,318
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GROSS ANNUAL RENT LESS LISTED OPERATING COSTS

\$72,282 / year

This is not presented as NOI. It is simply the current gross rent less the operating costs listed above.

UTILITIES

Tenants pay hydro for their own units.
The landlord pays gas, water and common-area hydro.

Major upgrades already done.

The building was extensively updated in 2019/2020. The work covered the main systems as well as the interior.

- New shingle roof
- New casement windows and exterior doors
- Full interior renovation with new drywall
- Upgraded attic insulation
- Exterior walls insulated with 2-inch styrofoam and stucco over brick
- New plumbing throughout
- New copper electrical wiring
- New 200-amp service with four meters
- Three separate HVAC systems, one for each unit
- Separate AC supply for each unit
- Basement radiant floor heating
- Owned on-demand hot water system
- Powered fire alarm system
- Exterior and common-area security cameras



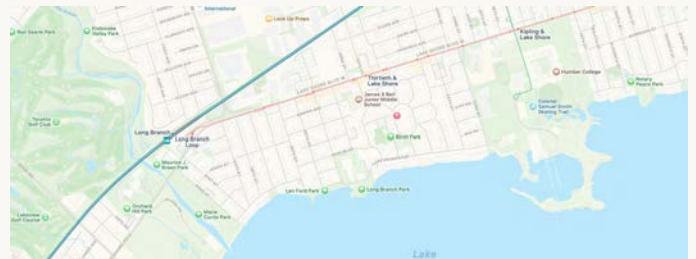
FRONT / DRIVEWAY

DETACHED DOUBLE GARAGE

BACKYARD

Long Branch keeps it well connected.

Steps to Lake Ontario, waterfront parks and trails, with Long Branch Village, Humber College Lakeshore Campus, TTC and Long Branch GO nearby.



Floor plans

6 bedrooms | 5 baths | 2,388 sq ft total



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Floor plan dimensions are approximate.