

HISTORIC STONE MULTIPLEX + TINY HOUSE

200-YEAR-OLD LANDMARK IN DOWNTOWN BROCKVILLE

NET INCOME: \$90,013 PER YEAR

Address: 61 Pearl Street E, Brockville

Type: Distinctive Stone Multiplex + Separate Tiny House with Private Yard

Price: (Fill in)

A RARE BLEND OF HISTORY AND CASH FLOW

Originally home to Robert Amour Cartage, this beautifully preserved stone building has stood for nearly two centuries. With soaring ceilings, deep baseboards, thick stone walls, and a mix of charming claw-foot and modern baths, it offers character and craftsmanship that new construction can't replicate.

Recent upgrades mean the hardest work is done — including a new roof (2024), conversion to natural gas, and a high-efficiency boiler.

This is a turn-key, low-maintenance investment offering steady income, timeless architecture, and modern efficiency.

FINANCIAL HIGHLIGHTS

Annual Income: \$122,952

Operating Expenses: \$32,939

Net Income: \$90,013 (incl. laundry revenue)

Owner-Option Advantage: Live in the tiny house and let the main building pay your mortgage —or rent both for full income potential.

PROPERTY FEATURES

Classic Stone Building

- Approximately 200 years old
- Thick stone construction
- High ceilings and deep baseboards
- Original detailing throughout
- Mix of vintage and updated bathrooms

Major Recent Upgrades

- New roof installed in 2024

- Converted to natural gas
- New high-efficiency boiler

Charming Tiny House

- Adorable standalone unit requiring some TLC
- Private 30' × 25' backyard
- Ideal for live-in owner, long-term tenant, or Airbnb-style rental

LOCATION

Set in historic downtown Brockville, surrounded by stone landmarks, cafés, restaurants, and the waterfront. Walkable, safe, and highly attractive to tenants, boutique investors, and owner-occupiers alike.

WHY THIS PROPERTY STANDS OUT

- Historic stone architecture with modern systems
- Strong and consistent annual income
- Bonus tiny house offering flexibility and value-add potential
- Low maintenance thanks to recent updates
- Perfect balance of character and performance in a growing small-city market

CONTACT

Bambi Marshall, Salesperson
RE/MAX HOMETOWN REALTY INC, Brokerage
26 Victoria Avenue, Brockville, Ontario K6V 2B1
 613-342-9000 |  613-342-2933