

*Welcome to*  
**68 HILLSIDE AVENUE**



*Amazing Investment Opportunity! Impeccably Maintained Triplex in a Great Mimico Location facing Mimico Memorial Park! 3 x 2 Bdrm Units – 1 Owner Occupied, 2 Rented to Excellent Tenants. Thousands Spent on Upgrades including Updated Kitchen and Baths, Hdwd Flrs Thruout, 2 Walk-Outs to Glass Enclosed Balconies, Reno'd Bsmt Apt (2019) with New Stainless Steel Appliances. New Front Door & Intercom System, Shows True Pride of Ownership, A Short Stroll to the Lake in a Desirable Family Oriented Neighbourhood Close to Schools, Parks, Transit, Shopping...*

*Upgrades include Roof 2012, Soffits and Eaves 2018, New Balconies Glass and Railings 2018, New Exterior Doors 2018, New High Efficiency Boiler 2018 (rented) New TV Antenna 2019, New Commercial Coin Operated Washer & Dryer 2018 and more. Home Inspection Report Available, List of Inclusions/exclusions and Financials.*



**Milana**  
BROKER

**ROYAL LEPAGE**

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Not intended to solicit anyone currently under agency contract. Only certain areas of the property were photographed, and give an honest representation at the time they were taken.



