

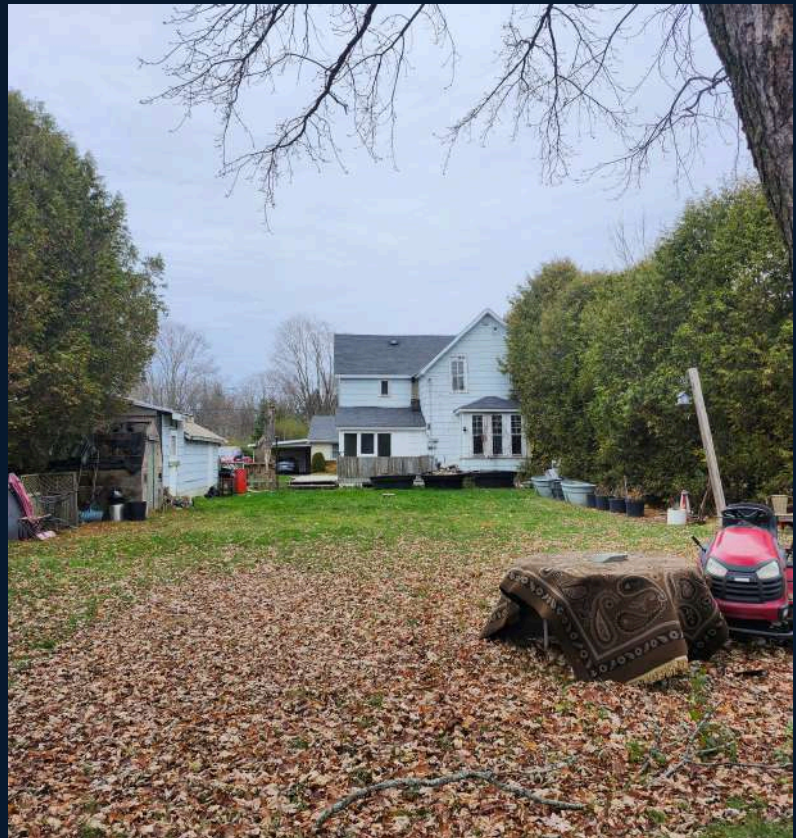


TRUE OFFER
PROPERTIES

NOV 2025

OFF-MARKET DEAL

Mississippi Mills (Almonte), ON



TRUE OFFER PROPERTIES

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OFF-MARKET DEAL

ST ANDREWS ST, MISSISSIPPI MILLS (ALMONTE), ON

\$315,000

Key Successes



Single Family



4 Bedrooms



1 Bathroom



PROPERTY OVERVIEW

Key Characteristics



Type: SINGLE FAMILY



ARV: \$530K+



Address: ST. ANDREWS ST,
MISSISSIPPI MILLS
(ALMONTE)



Closing Date: DEC 19, 2025



Price: \$315,000 (ASSIGNMENT
FEE INCLUDED)



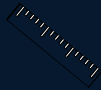
Property Tax: \$275/M (2024)



4 BEDS | 1 BATH



Estimated Repairs: \$100K



Size: 1900 SQ. FT
Lot: 66FT X 135FT

DEAL SNAPSHOT:

Property: 4 Bed, 1 Bath | 2-Story Detached

Lot Size: 66 ft x 135 ft | Corner Lot

Purchase Price: \$315,000 (Assignment fee included)

ARV: \$530,000+

Est. Reno: \$100,000 ±

After-Repair Spread: ≈ \$115K+ potential margin

Summary: This property offers a strong value-add opportunity in one of Almonte's more desirable pockets. The home has solid bones and sits on a generous corner lot with mature surroundings. While it's dated and will likely need some foundation repair and a full cosmetic update, the layout and location provide great upside. With comparable renovated homes selling north of \$530K, this could be an excellent flip or long-term rental repositioning play.

Highlights:

- Prime location near Almonte's historic downtown and amenities
- Spacious 4-bedroom, 2-storey layout with solid structure
- Large 66x135 corner lot with good curb appeal potential
- Great bones, ideal project for experienced investors or renovators
- Tremendous upside through modernizing kitchen, bath, and finishes
- Strong resale potential with modern updates
- Rare price point for this area

COMPARABLE ARV



241 Wesley St. \$500,000

Sold January 2025

241 Wesley St serves as the most relevant comparable sale for determining the After-Repair Value of the subject property. The home is smaller (approx. 1,074 sq. ft.) and offers only 2 bedrooms and 1 bathroom, compared to the subject's 4-bedroom, 1-bath, 2-storey layout with roughly 1,900 sq. ft. of living space. While Wesley includes a single-car garage and was sold in mostly renovated condition, the subject property benefits from larger interior square footage, more bedrooms, and a comparable-sized lot located within the same area of town.

Since Wesley sold for \$500,000 in January 2025 (in 8 days on market), applying a 7.9% market appreciation adjustment (based on HouseSigma data) places its equivalent 2025 Q4 value around \$539,500. Accounting for the subject's larger size and superior layout potential — while discounting for the lack of a garage and need for renovation — a conservative ARV estimate of \$530,000+ is well supported and realistically achievable following a quality renovation.



PROPERTY PHOTOS

Spacious 4-bed, 1-bath detached home on a 66x135 corner lot in a desirable Almonte neighborhood. Solid structure with classic two-storey layout and plenty of potential. Interior is dated throughout and ready for a full cosmetic renovation—ideal for an investor looking to modernize and add value. Large private backyard with mature trees offers great space for landscaping or future additions



PHOTOS (CONT'D)



QUESTIONS? CONTACT US.

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