



# Moncton New Brunswick

\$349,000

Income Generating spot pulling in Lots of Cash and it's walking distance to Downtown Moncton. PID# 00682021 & located in Moncton's East End. You'll find Wheeler Blvd. is just a good Golf Shot down the street for easy access to head to Parlee Beach & the Lobster Capital of the World this time of the year. Older style Building with some neat features like Pocket Doors, Original Hardwood Flooring and you'll have no problems to Rent Out any of these units. There's a One Bedroom in the main floor back unit and it has it's own WASHER/DRYER HOOKUP. There's a 2 Bedroom in the front on the main level that features a door to access the separate Coin Operated WASHER/DRYER that everyone has access to. Top Floor has a One Bedroom and a 2 Bedroom as well as a separate Bachelor Unit. If you like you can venture down the end of Fergus St. and there's a NEW POOL, BASKETBALL COURTS, GREEN AREA TO RUN THE DOGS PERHAPS AND THAT'S ALL PRETTY WELL Brand New and accessible for one and all. The appliances remain as viewed, with exception of the washer & dryer in the Main floor at the back. Great Money Maker. This is an opportunity to take over & set up the Tenants on their own N.B. POWER meters(there are 4 of them) and adjust rents to fit the new times of being a Landlord with such a Low Vacancy Rate all over town. Paved Parking for about 5 Vehicles. Needs some work, but New Owners will have a place that is well within the walking distance to Downtown if they have no vehicle. (id:6769)

- 3pc Bathroom X
- Bonus Room X
- Storage X
- 4pc Bathroom X
- Family room X
- Kitchen X
- 4pc Bathroom X
- Bedroom X
- Family room X

- Office X
- Bedroom X
- Bedroom X
- Bedroom X
- 4pc Bathroom X
- Kitchen X
- Laundry room X
- Living room X
- Bedroom X

Listing Presented By:



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Royal

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