



# Moncton New Brunswick

\$365,000

Investment Opportunity Duplex in a Prime Location Presenting a well-located duplex that is perfect for investors or those looking to occupy one unit while generating rental income. This property boasts a great location with easy access to bus routes and is centrally situated near all amenities. The duplex features 3 bedrooms on the main floor and 2 bedrooms on the upper level, both occupied by long-term tenants, ensuring stable cash flow from day one. Additionally, the double-door garage is also rented, further enhancing your income potential. Zoned as SC, this property provides flexibility for various investment strategies. Furthermore, investors have the option to acquire two additional parcels (PID # 00752204 & 00788331. MLS# M161303), allowing for future development or expansion in this highly visible location. Properties like this are becoming increasingly scarce on this road, making it a unique investment opportunity you wont want to miss. Contact your realtor today for more details! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Quality Real Estate Inc.



**Royal**

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