



431 DUFFERIN Avenue Selkirk

\$179,900

Rare investment opportunity in the heart of Selkirk! Situated on a 66' x 115' lot with two lots already on title, this 1,360 sqft home offers exceptional redevelopment potential. Featuring 3 bdrms, 1 bath, hi-eff furnace & central A/C, the property provides a solid opportunity for owner-occupants, investors, or developers alike. With support from the RM, the property may be easily split into two 33' lots, creating excellent future development potential. Renovate & hold using the BRRRR method, complete a fix-and-flip project or redevelop to maximize value. The possibilities are endless. The existing home also offers the opportunity to generate rental income while planning your future project. Looking for an even larger development opportunity? The adjacent 427 Dufferin lot is also available, creating a combined frontage of 99' & opening the door to numerous possibilities. Sellers will entertain a package deal. Whether you're looking to build, invest, redevelop, or hold for future appreciation, this property offers flexibility & tremendous upside potential. Buyers to conduct their own due diligence regarding subdivision, zoning, & development opportunities. Tenants pay \$1334 plus utilities and would like to stay

Four Piece Bath 5 x 5
Eat-In Kitchen 10 x 10
Living Room 12 x 12

Primary Bedroom 10 x 9
Bedroom 10 x 10
Bedroom 10 x 10

Listing Presented By:



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