

\$650,000 - 93-95 East Avenue, Brantford

MLS® #40766425

\$650,000

0 Bedroom, 3.00 Bathroom, 1,820 sqft

Multi-family on 0.12 Acres

2044 - Victoria/Arthur, Brantford, Ontario

Calling all investors, multi-generational households and first-time home buyers! Rare offering of two semi-detached units under one ownership with a full basement that could be turned into another two units, for a total of four. This property is being offered for sale for the first time in 53 years, so buy with confidence that you are getting a quality home. Unit 93 is now vacant, with unit 95 leased to a long-term tenant in good standing. Live in one unit and have the rents pay your mortgage. The vacant unit is a 2+1 bedroom, two full bathroom and the tenanted one is two bedrooms with one bathroom. The basement is mostly used by unit 93 currently but the cold room was originally intended to be the walk up to the back yard, so very easy to convert to a separate entrance for another one or two basement units. Fully fenced back yard with two storage sheds. Private paved driveways on either side of the property. This is a quality building with a ton of upside potential for the savvy Buyer. Located within walking distance to most amenities and schools and with quick and easy access to Hwy 403. Book your private viewing today. Listing photos of unit 95 not available to respect the tenant's privacy. (id:6289)

Built in 1964

Essential Information

Listing # 40766425



Price	\$650,000
Bathrooms	3.00
Square Footage	1,820
Acres	0.12
Year Built	1964
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	93-95 East Avenue
Subdivision	2044 - Victoria/Arthur
City	Brantford
Province	Ontario
Postal Code	N3S3L8

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway
Parking Spaces	4

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer
Foundation	Poured Concrete

Listing Details

Listing Office	Re/Max Twin City Realty Inc
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