

# \$634,900 - 165 Emerald Street N, Hamilton

MLS® #40779010

**\$634,900**

4 Bedroom, 3.00 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

141 - Lansdale, Hamilton, Ontario

## TURNKEY & CASH FLOW POSITIVE -

Investor's Dream! This legal duplex plus bonus unit offers a true turnkey investment opportunity generating over \$4,775 in monthly income. Fully renovated in 2018, the property features high-end finishes throughout including stainless steel appliances, quartz countertops, new windows and doors, modern trim, fresh paint, and in-suite laundry in every unit. Each suite is tenanted at market rent, with tenants paying their own hydro. The property includes four hydro meters for easy utility management and rear alley parking for two vehicles, with room to explore additional income potential. Don't miss this low-maintenance, high-return investment financially available upon request! (id:6289)

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40779010      |
| Price          | \$634,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 1,750         |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

Address 165 Emerald Street N



|             |                |
|-------------|----------------|
| Subdivision | 141 - Lansdale |
| City        | Hamilton       |
| Province    | Ontario        |
| Postal Code | L8L5K9         |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Hospital, Park, Place of Worship, Public Transit |
| Features       | Shared Driveway                                  |
| Parking Spaces | 2                                                |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Refrigerator, Washer     |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| # of Stories | 3                        |
| Has Basement | Yes                      |

### Exterior

|            |       |
|------------|-------|
| Exterior   | Brick |
| Foundation | Stone |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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