

\$549,000 - 607-609 Ready, Saint John

MLS® #NB119090

\$549,000

0 Bedroom, 0.00 Bathroom, 2,800 sqft

Multi-family on 0.22 Acres

N/A, Saint John, New Brunswick

CAP RATE of about 7. This 4-Plex with tenants paying heat, lights and water heating is the optimal setup!. The bldg is in a popular West Side location, across from Moosehead Brewery, just below Main st and just above the busy commercial landscape of Fairville Blvd. Ample Off street parking, easy access to highway east and west exits, laundry hook-ups, elec heat, each unit with a private meter entrance, and last but not least, a spacious backyard offering kids a safe haven to play. Check out the numbers ; rents: apt 607, \$1,600 (4 bedr), apt 609, \$1,605 (4 bedr), apt 609.5, \$830 (2 bedr) and apt 607.5, \$665 (1 bedr) for a yearly total of \$56,400; expenses: 2025 prop tax \$4,098, 2024 water \$2,414, 2024 HW tanks rental \$707, current insurance \$1,735, garbage (by City). And with such a huge lot of 9495 sqft, you may inquire with the City about adding more units. All info and measurements to be verified by purchaser prior to closing. (id:6289)



Essential Information

Listing #	NB119090
Price	\$549,000
Bathrooms	0.00
Square Footage	2,800
Acres	0.22
Type	Multi-family
Sub-Type	Freehold

Community Information

Address 607-609 Ready
Subdivision N/A
City Saint John
Province New Brunswick
Postal Code E2M3S4

Interior

Heating Electric Baseboard heaters

Exterior

Exterior Vinyl
Foundation Concrete

Listing Details

Listing Office Century 21 All Seasons Realty



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