

# \$325,000 - 555 Duke, Bathurst

MLS® #NB122181

**\$325,000**

0 Bedroom, 0.00 Bathroom, 1,674 sqft

Multi-family on 0.20 Acres

N/A, Bathurst, New Brunswick

Solid and well-maintained, this 2.5-storey brick triplex is located in a desirable Bathurst neighbourhood within walking distance to NBCC and other amenities. The building features a 2-bedroom basement unit, a 3-bedroom main floor unit, and a spacious 4-bedroom upper unit with a fully finished walk-up loft offering partial views of the Bathurst Basin and harbour. All units have washer/dryer hookups, and the two upper apartments feature hardwood floors. The roof is approximately 6 years old, and the property is equipped with three separate NB Power meters. The partially fenced, oversized backyard adds value for tenants, and the property is fully rented making this a turnkey investment in a strong rental area. Rents are: \$925 (unit 1), \$400, \$500, \$433 (unit 2), \$1300 (unit 3). Annual Income of \$42,696. Expenses; Taxes-\$2660, Insurance-\$2160, Water/Sewer-\$1340, Snow-\$500, Management 5%. Call today to set you a private viewing and add this property to your portfolio! (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | NB122181  |
| Price          | \$325,000 |
| Bathrooms      | 0.00      |
| Square Footage | 1,674     |
| Acres          | 0.20      |



|          |              |
|----------|--------------|
| Type     | Multi-family |
| Sub-Type | Freehold     |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 555 Duke      |
| Subdivision | N/A           |
| City        | Bathurst      |
| Province    | New Brunswick |
| Postal Code | E2A2X6        |

### Interior

|            |                     |
|------------|---------------------|
| Appliances | Refrigerator, Stove |
| Heating    | Baseboard heaters   |

### Exterior

|            |          |
|------------|----------|
| Exterior   | Brick    |
| Foundation | Concrete |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Select Realty |
|----------------|-------------------------------|



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