

\$450,000 - 116 Broad Street, Saint John

MLS® #NB124139

\$450,000

0 Bedroom, 0.00 Bathroom, 3,975 sqft

Multi-family on 0.18 Acres

N/A, Saint John, New Brunswick

Welcome to 116 Broad Street! This spectacular 2-family home is perfect for owner-occupancy or as an incredible investment opportunity. The stunning 2-storey owners unit offers 4 spacious bedrooms, 1.5 bathrooms, and over 2,400 sq. ft. of living space, while the main floor features a bright and inviting 2-bedroom apartment with 1,500 sq. ft., ideal for generating rental income or hosting extended family. Situated on a double lot with a paved driveway, 2-car garage with loft and hoist, and plenty of outdoor space, this property is full of charm and character, showcasing crown mouldings, a beautiful fireplace mantle, hardwood floors, and scenic water views. With approximately 4,000 sq. ft. of total living space, numerous updates throughout, and strong rental income of \$38,400 annually against estimated expenses of \$24,165, this home offers both comfort and excellent value. Dont miss the opportunity to own this spacious, character-filled property in a fantastic location! (id:6289)



Essential Information

Listing #	NB124139
Price	\$450,000
Bathrooms	0.00
Square Footage	3,975
Acres	0.18
Type	Multi-family

Sub-Type Freehold

Community Information

Address 116 Broad Street
Subdivision N/A
City Saint John
Province New Brunswick
Postal Code E2L1Y6

Amenities

Features Level lot, Balcony/Deck/Patio

Interior

Appliances Microwave, Stove
Heating Natural gas Hot Water
of Stories 3

Exterior

Exterior Wood
Exterior Features Landscaped
Foundation Concrete

Listing Details

Listing Office Royal LePage Atlantic



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Listing information last updated on October 26th, 2025 at 11:46am PDT