

# \$379,000 - 182-184 Ayer Avenue, Moncton

MLS® #NB124180

**\$379,000**

0 Bedroom, 0.00 Bathroom, 2,166 sqft

Multi-family on 0.15 Acres

N/A, Moncton, New Brunswick

Welcome to 182-184 Ayer Avenue! This up-down duplex offers a fantastic opportunity for investors seeking a fully rented, income-generating property. The 2-bedroom, 1-bathroom lower unit has been recently refreshed and is now rented, while the well-maintained 3-bedroom, 1-bathroom main floor unit continues to provide steady income. Each unit features its own private entrance and convenient access to shared laundry facilities. Located just steps from NBCC, as well as local shops, restaurants, and other everyday amenities, this property appeals to students, professionals, and families alike. Whether you're expanding your rental portfolio or looking for a reliable investment, 182-184 Ayer Avenue is a must-see! (id:6289)

Built in 1971

## Essential Information

<b>Listing #</b>	NB124180
<b>Price</b>	\$379,000
<b>Bathrooms</b>	0.00
<b>Square Footage</b>	2,166
<b>Acres</b>	0.15
<b>Year Built</b>	1971
<b>Type</b>	Multi-family
<b>Sub-Type</b>	Freehold

## Community Information



Address	182-184 Ayer Avenue
Subdivision	N/A
City	Moncton
Province	New Brunswick
Postal Code	E1C8W2

### **Interior**

Appliances	Refrigerator, Stove, Washer, Dryer
Heating	Propane

### **Exterior**

Exterior	Aluminum/Vinyl
Foundation	Concrete

### **Listing Details**

Listing Office	eXp Realty
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