

\$549,900 - 82 Marlborough Street, Brantford

MLS® #X12226377

\$549,900

6 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Calling All Investors, First time home buyers & DIY enthusiasts!! Cleverly designed TRIPLEX in the heart of Brantford walking distance to Conestoga College! *RENTAL INCOME - \$4350* All three units occupied & paying \$1450/mo rent + Hydro each! All units have 2-bed 1 bath layout all have separate entrances, private outdoor areas, 3 separate hot water tanks, 3 separate 100-amp breaker panels, separate pony panels in the kitchen, separate hydro meters (tenants pay hydro). Main floor divided into two units both units approx 1550 sqft w/ upgraded wood flooring. Full bsmt w/ W/O entrance & patio approx 1550 sqft. Perfect opportunity for investors to add management & increase value! Ideal for first time buyers looking to purchase a triplex occupy one unit & rent the other two! Live on a budget, earn sweat equity & Cashflow! Lots of opportunity to add value & profit! (id:6289)

Essential Information

Listing #	X12226377
Price	\$549,900
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information



Address	82 Marlborough Street
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T2S3

Amenities

Amenities	Park, Place of Worship, Schools
Features	Paved yard, Guest Suite, In-Law Suite
Parking Spaces	1
Parking	No Garage
View	View

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Fireplace	Yes
# of Stories	2
Basement	Apartment in basement, Walk out

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Lot Description	48.5 x 63.5 FT
Foundation	Poured Concrete

Listing Details

Listing Office	CMI REAL ESTATE INC.
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