

\$327,000 - 320+322 Andre Avenue, Cornwall

MLS® #X12478395

\$327,000

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

717 - Cornwall, Cornwall, Ontario

This downtown duplex presents is a great opportunity for investors or Owner occupied who is looking to build equity and generate strong rental income. Present time the Owner occupied both units. The units will be VACANT on Closing date, providing options that suit your investment or personal living needs. This 2 storey Duplex is in a good neighbourhood. The main floor unit features a living room, a kitchen and eating area, a nice large size 2 bedroom and a 4-piece bathroom. Second floor is also a large 2 bedroom unit a living room, a kitchen with eating area and a 4-piece bathroom. The property has nice size backyard and an shed.. You can pick your own tenant and set your Own Rent or Move In! Very good location. This duplex on Andre Avenue is a perfect match for savvy investors seeking a ready-to-rent property or first-time buyers looking to generate immediate income by owner-occupying one side and maintaining income from the other. HWT(rented) = 7 and 10 years old, Shingles = 2018. Main floor gas furnace/forced air, upstairs/wall gas heater. Cornwall hydro=approx.\$130 per month main floor, upstairs =\$25/per month, W+S taxes=unit 320/\$437.81x2, unit 322/\$367.91x2 (id:6289)



Essential Information

Listing #	X12478395
Price	\$327,000

Bedrooms	4
Bathrooms	2.00
Half Baths	2
Acres	0.00
Type	Multi-family

Community Information

Address	320+322 Andre Avenue
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6J3A1

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	1
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Hardboard
Lot Description	40 x 141.6 FT
Foundation	Concrete

Listing Details

Listing Office	EXCELLENCE TEAM REALTY INC.
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