

Hants County

# 844 O'Brien Street

\$379,900



## Ernie Buote, FRI

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## Description

Three unit investment opportunity on a 7000 Square foot lot with road frontage on OBrien and King Streets. The property consists of a two unit building and a one unit building. Currently one large unit in the two unit building is vacant with proposed rental income \$1450-\$1650 per month. Two occupied units are on Fixed term leases @ \$1200.00 and \$1000.00 per month. The buildings have had many upgrades by the previous and current owners and generate great

cash flow.

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## Specifications

MLS <sup>®</sup> Number	202426201
Class	Multi-Unit
Type	Triplex
Parking	Parking area behind the building
Flooring	Laminate
Heating	Baseboard
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## Income Information

Approx. Total Income	\$43,800
Approx. Total Expenses	\$11,060
Number of Units	3
Occupied Units	2
Two Bedroom Units	3

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## Location



# Photos



