

Halifax West

6308 Bayers Road

\$599,900



Anne Pryde

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Description

Calling all investors. Corridor zoning on Bayers Rd offers tonnes of potential for this duplex. Rent out both units and hold for the future or redevelop the deep lot. The 2 bedroom and 2 bath unit is vacant and ready for new tenants. With 200 amps breaker panel, a sunny dining area and direct access to the large yard there is strong rental potential. The home has a few new windows and the main bath was redone recently. Basement has spray foam insulation added for efficiency. The second unit is a 1 bedroom, second floor apartment with its own 100 amp breaker panel, meter and baseboard electric heat. Tenant has a month to month lease for \$800/month. Laundry in both units. Additional storage in the basement rented separately.

There is potential to acquire a neighbouring property as well.

Specifications

MLS [®] Number	202612295
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/0
Main Living Area	1,386 sq. ft.
Total Living Area	1,386 sq. ft.
Age	86 years old
Parking	Driveway
Flooring	Hardwood,Laminate,Linoleum,Softwood,Tile
Heating	Baseboard,Forced Air,Furnace
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	11'8"x13'7"
Kitchen	7'x11"10+5'10x11'2"
Bath 1	6'8"x8'6"
Dining Room	10'5"x11'7"+jog
Main Hallway	

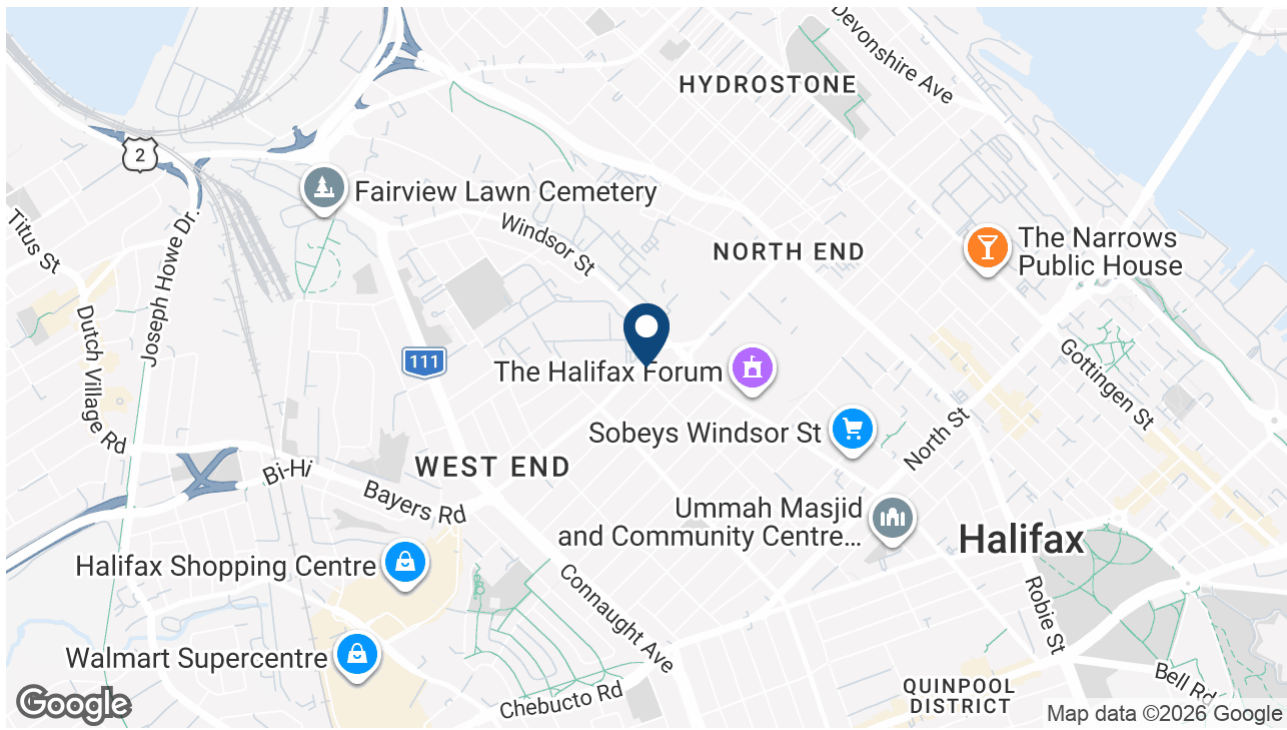
2nd Level

Bedroom	12'10"x9'4"
Ensuite Bath 1	4'2"x8'4"
Bedroom	14'11"x9'4"
2nd Hallway	
Bath 1	8'9"x4'9"
Kitchen	7'10"x13'3"
Porch	11'2"x6'1"
Living Room	9'6"x8'10"
Bedroom	7'6"x8'1"

Income Information

Rental Income	Potential
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Location



Photos



