## **Client View - Multi Unit**

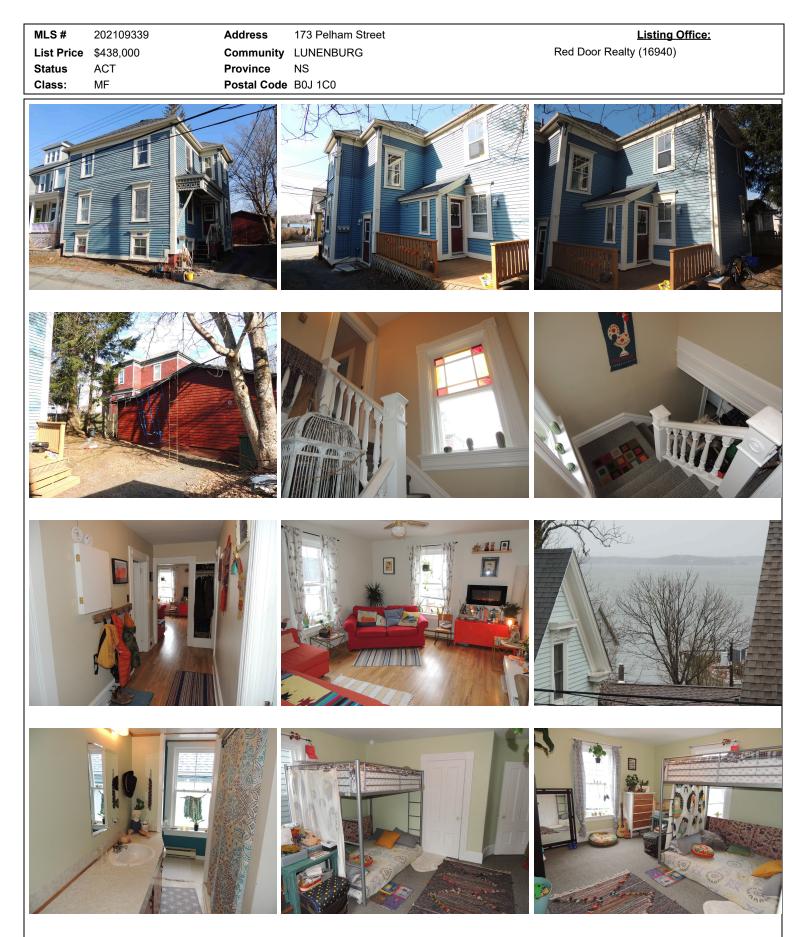
	MLS #  202109339    PID #  60061108    Add'l PID  N    Listing Status  ACTIVE    Selling Price	Outside Dimensions Building Dimensions Lot Size	28.8 x 25.9 + 17 x 14.7 2,153 sq ft
	Address 173 Pelham Street Lunenburg NS B0J 1C0 Type Triplex Number of Units 3 # of Stories 2 Waterfront N	Building Age 115 Rental Income Subj. to Rent Control Zoning Comm./Retail Space Garage Garage Details	Year Built Unknown \$24,900 N OTR (Residential) N N
	Water Frontage	Parking	Y
	Frontage	Parking Details	driveway for 2+ vehicles end-to-end
Listing Price \$438,000	Restr/Prot Covenants No	New Construction	Ν
	Directions to Property	Construction Status	
d-Town Lunenburg, Pelham Street between Hopson and Kempt Streets	s. Realty sign posted.		

Old-

## **Property Overview**

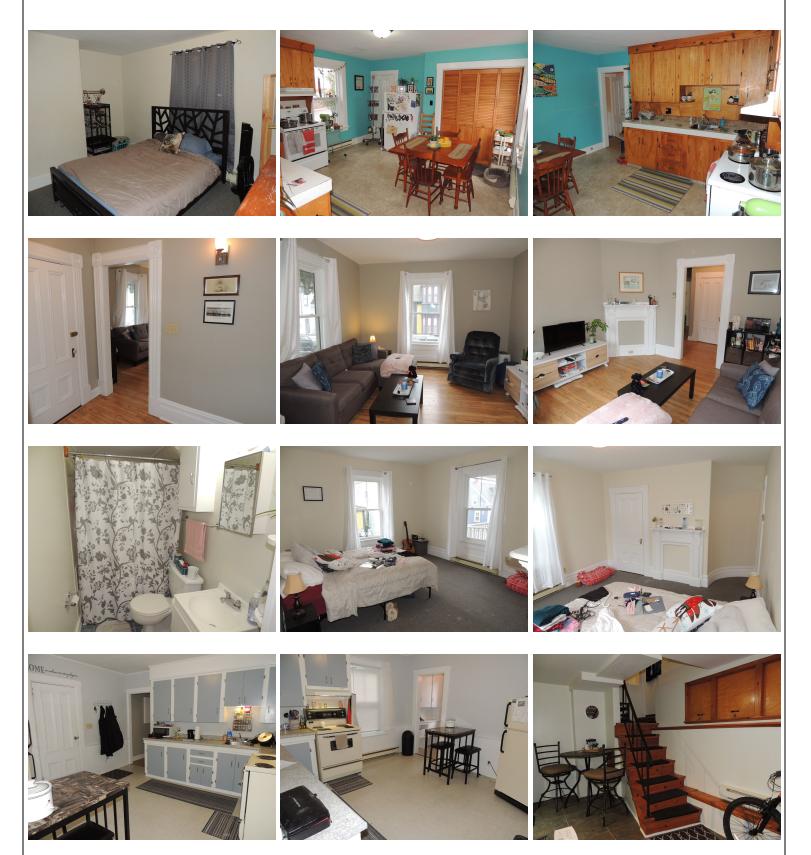
Looking for a solid investment in the heart of Old-Town Lunenburg? This well-maintained triplex enjoys a walk-everywhere location just a few blocks from the waterfront and the shops & restaurants of Lunenburg's vibrant downtown...who wouldn't want to live or rent here? With Lunenburg's extremely low vacancy rates this income property is a no-brainer. The 3 units include two spacious 2-bedroom apartments with high ceilings & large windows plus and a neat & tidy and surprisingly bright 1-bedroom apartment in the basement. Each apartment has its own electrical meter and the top floor apartment not only enjoys a glimpse of the harbour, it also has access to the walk-up attic. All 3 units are currently rented to great tenants (all existing fixed-term leases expire in June 2021). Together the 3 apartments generate a good cash flow for the income property Buyer, but the attractive building with its charming gingerbread trimwork would also make a great family home and keep the lower level as an income unit to help cover the mortgage. A number of lovely period details remain like the original staircase, stained glass window, plaster ceiling medallions, mantle pieces & trim work. A convenient storage/utility room occupies part of the basement, and outside there's a gravel driveway for 2+ cars to park end-to-end, a side deck and a little back yard tucked away behind the house.

		GENERAL INFORMATION	
Bachelor Units One Bedroom Units Two Bedroom Units Three Bedroom Units Number of Rent Units Occ	# Fridges 3 # Stoves 3 # Microwaves # Dishwashers 3 # Washers # Dryers	Income Rental Income <b>\$24,900</b> Laundry Income Other Income	TotalsApprox Total Income\$24,900Approx. Total ExpensesApprox. Net Income
Fr Imm Elem Bluenose A Fr Imm Mid/Jr Bluenose A Fr Imm High Centre scol	cademy	ExpensesHeating BillElectricity BillTaxes Costs\$3,442Insurance Expense\$1,980Management ExpenseMaintenance ExpenseWater and Sewage ExpenseSnow and Garbage ExpenseOther Costs\$1,097 (wat	
FOUNDATION Conce BASEMENT Full, I EXTERIOR FINISH Wood ROOF Aspha	cipal	Inclusions 3 fridg Exclusions electri COMMUNITY FEATURES Golf C	ic ges, 3 stoves ic fireplaces belong to tenants ourse, Park, Playground, Recreation Center I Bus Service, Shopping, Marina, Place of
		COMPLIMENTS OF: Cynthia Dial - Main: 902-298-0332 cindy@reddoorrealty.ca Red Door Realty (16940)	

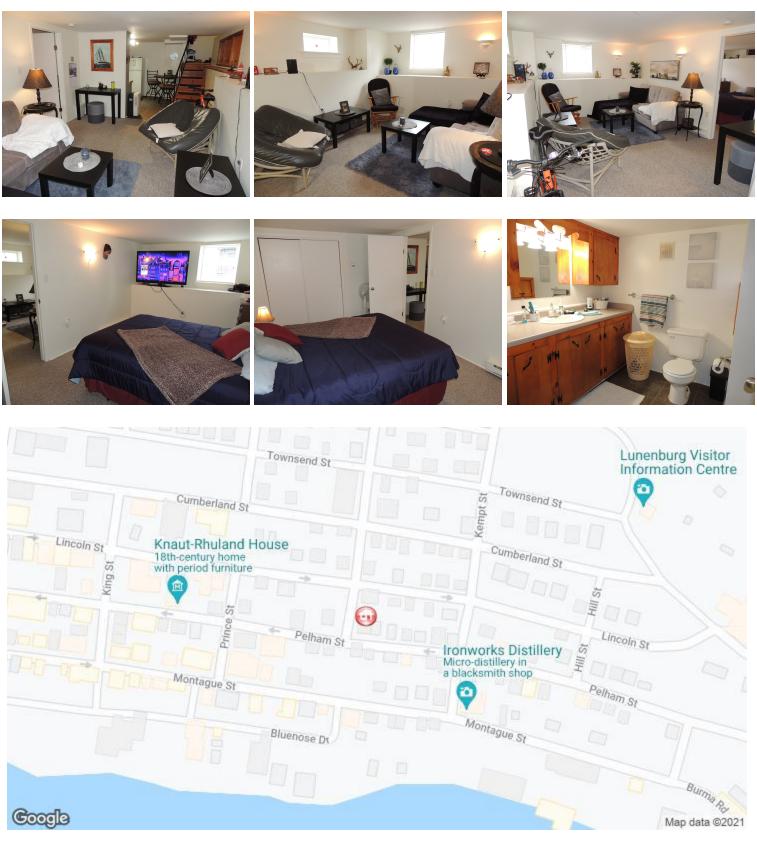


Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board

Page 1 of 3



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