

Listing ID: M157200

\$2,400,000

3 Bedrooms, 2 Bathrooms, 740 square feet

Multi-family

310,314,318,322,326,330 Simone Gallant
ST, Shediac, New Brunswick, E4P0W5

SAMPLE PICTURES |Prime Investment Opportunity for Investors: Unlock the potential of these inviting properties, tailored for investors seeking equity in their properties right away. These 4 units qualify for the CMHC MLI SELECT energy efficiency criteria with up to 95% financing, particularly advantageous for packages of 8 units or more. Additional units are also available contact REALTOR® to explore these opportunities. Each unit offers an open-concept main floor, ideal for entertaining, featuring a living room with a cozy fireplace wall bump-out and a sleek modern kitchen equipped with ceiling-reaching cabinets, a spacious island, and all appliances. The warm wood-colored flooring extends to the dining room, leading to a private patio through patio doors. Convenience is maximized with a main floor bathroom, including an extra shower. The bottom floor boasts three bedrooms bathed in natural light, a 4-piece bathroom, and a private laundry room. Please note that the provided pictures are samples only, with a new PID and PAN to be provided on closing. Each unit is primed to be individually subdivided, and appliances, mirrors, landscaping, and paving are all included, ensuring a seamless investment experience. Property includes

\$2,400,000 - 310,314,318,322,326,330 Simone Gallant ST

Units: 310,314,318,322,326,330,334,338.

Don't miss out on this opportunity. HST
rebate assigned to vendor. (id:24320)

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Last Modified: 23/04/2024 09:19:25 AM

Listing Office:EXIT Realty Associates