

\$1,180,000 - 245-249-253-257 Simone Gallant ST

Listing ID: M157201

\$1,180,000

3 Bedrooms, 2 Bathrooms, 740 square feet

Multi-family

245-249-253-257 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. Don't miss out on

\$1,180,000 - 245-249-253-257 Simone Gallant ST

this opportunity. HST rebate assigned to
vendor. (id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 22/04/2024 11:04:06 AM

Listing Office:EXIT Realty Associates