

# **\$379,000 - 44-46 Mill RD**

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## **Listing ID: M158866**

**\$379,000**

5 Bedrooms, 2 Bathrooms, 2425 square feet  
Multi-family

44-46 Mill RD, Moncton, New Brunswick,  
E1A4A1

Attention investors! Welcome to 44-46 Mill Rd! This exceptional up-and-down duplex is nestled in the heart of Moncton East, offering proximity to a wealth of amenities, all within a 10-minute radius. You'll find Starbucks, restaurants, major highways, schools, and even the convenience of a mere 7-minute drive to Costco. This versatile duplex is currently fully tenanted, making it a fantastic investment opportunity. The first unit, situated on the main floor, boasts a well-appointed kitchen, a comfortable dining area, a full 4-piece bathroom, and two spacious bedrooms. The second unit, occupying the upper floors, features a kitchen, a lovely living room, a dining room, and another full 4-piece bathroom on the second floor. On the third floor, you'll discover a welcoming family room and a generously sized master bedroom with a walk-in closet and access to a charming 6x8 balcony. Privacy is assured in the fenced backyard, and the driveway is spacious enough to accommodate 4-5 vehicles. This property has a proven track record of generating impressive rental income and offers an excellent cash flow opportunity. Don't let this one slip away! Contact your REALTOR® to schedule a private viewing and asking more pictures for inside.

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Listing Office:Platinum Atlantic Realty Inc.