

# \$675,000 - 69 Allain

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## Listing ID: M159226

**\$675,000**

, 3654 square feet

Multi-family

69 Allain, Sainte-Marie-de-Kent, New Brunswick, E4S1N4

ATTENTION INVESTORS! This 6 unit building should qualify for CMHC financing with energy upgrades. This 6 unit in beautiful Sainte-Marie-de-Kent has had extensive work done in the past 3 years bringing it back to a great cash flowing asset! New septic and roof in 2022, pressure tank in 2023, several units have been substantially updated with new flooring, updated bathrooms, plugs and switches, and energy efficient LED lighting. Great location, only one street over from the school on a quiet street. Beautiful water views overlooking the river. Boat launch is around the corner and ATV trails are nearby. Coin laundry in basement for added income. Only one unit left to update, that has a longer term tenant. Great tenants and easy to manage. (id:24320)

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Listing Office:EXIT Realty Associates