



**\$294,900**

**MLS# 202516362**

**7 Bedrooms | 2.5 Bathrooms | 2,090 Sqft**

\* Cash-Flow King \* - Turnkey Duplex Investment \* Located in a high-demand rental area with solid tenant history this side-by-side duplex is a **MONEY-MAKER** \* Side-by-Side Duplex \* Fully Rented | Instant Income \* Structurally Sound \* Functionally Solid | Everything Works \* Strong cash flow from Day 1 \* Light cosmetic value-add potential = instant equity \* Separately metered utilities **THE NEIGHBOURHOOD:** You're in the city, where real investors know the value of location, demand & appreciation. Long-term tenants, rent prices on the rise. If you know how to play the game, this is your board. **WHO S THIS FOR?** \* New investor looking for cash flow \* Seasoned vet who knows \* House hacker who doesn't mind a little grit \* Anyone who wants a property that makes money, not excuses So what are you waiting for? make the call & add this to your portfolio today. Giddy-up! Features:



For full listing details,  
please scan:



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*Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.*

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