



**\$49,900**

**MLS# 202614893**



For full listing details,  
please scan:



If you are considering getting into Infill builds or if you are a seasoned developer, this is the property you have been waiting for! This one is all ready to go! All the City legwork has been done! 15,000\$ spent to get this property build ready! No building to tear down! All Permits and Plans, Lot grade and Service ready to go for a Duplex! Building Plans approved and provided to the new owner! 1500 sq foot up/down Duplex with 2 suites-both 3 bedroom suites! Good mid block location, West of McGregor Street! All Plans and Permits simply and easily need to be transferred to the new builder! Super affordable and easy peasy! Features:

**Lisa Derenchuk**

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**PERFORMANCE**