

Austin & Austin

Realty Brokerage

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\$269,000

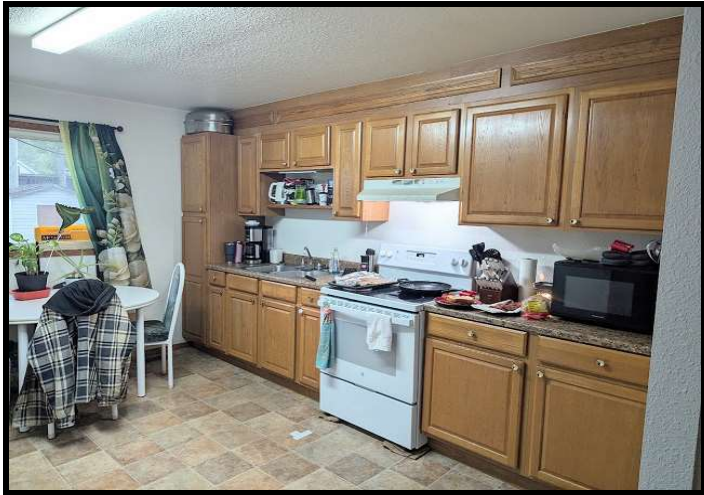
54 Hearst Avenue

49.5' x 107'

Looking for an Investment Property? Want to have a tenant cover part of your mortgage? Then look no further...this Duplex with separate entrances has plenty to offer. Lots of parking off the front and off the back lane with a big level lot. Upper apt is currently vacant, features 2 bedrooms, 4pc bath and upper balcony. Main floor is tenanted, 2 bedrooms, back deck, includes the basement with laundry. Walking distance to downtown.

Listing Sales Representative: Brenda De Smit H-1828

Main Floor Unit Kitchen



Main Floor Unit Living Room



Main Floor 3pc Bath



Basement Laundry for Main floor Tenant



F/A Gas Furnace supplies main floor & bsmt



Back of Unit, plenty of parking space, back lane



Side of Unit, upper balcony for upper apt



Upper level Kitchen



Upper Level Living Room



Upper Bedroom 1



Upper Bedroom 2



Upper Level 4pc Bath



*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

54 Hearst Avenue Duplex

H-1828

A great opportunity to buy an investment property and have your tenant help you pay off your mortgage.

Located walking distance from downtown and steps away from the high school this 2 Storey Duplex has much to offer.

Set on a generous sized level lot gives you a driveway and parking off of Hearst Avenue as well as backlane access providing extra parking and room to add storage units for the tenants if you wish.

Upper level apartment has its own separate entrance accessed from the front by a set of stairs. Eat-in kitchen, living room, 2 bedrooms and a 4pc bath. This unit is heated by electric baseboard and has its own separate hydro meter. No laundry.

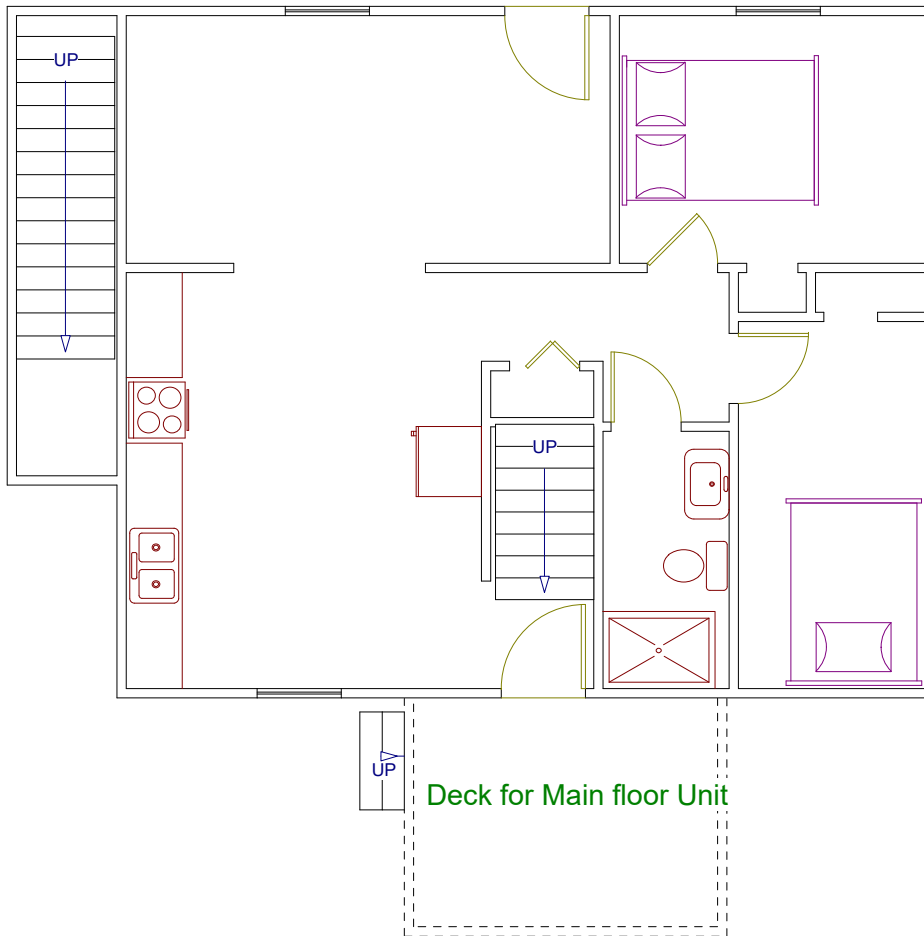
Main Level apartment has entrance from the front and back, access to a back deck as well as to the basement which houses the laundry and additional rec room space. Main floor houses the kitchen, living room, 2 bedrooms and a 3pc bath. Heated with F/A natural Gas (8 yrs old +/-)

Main Level is currently occupied, \$1,500/month + utilities

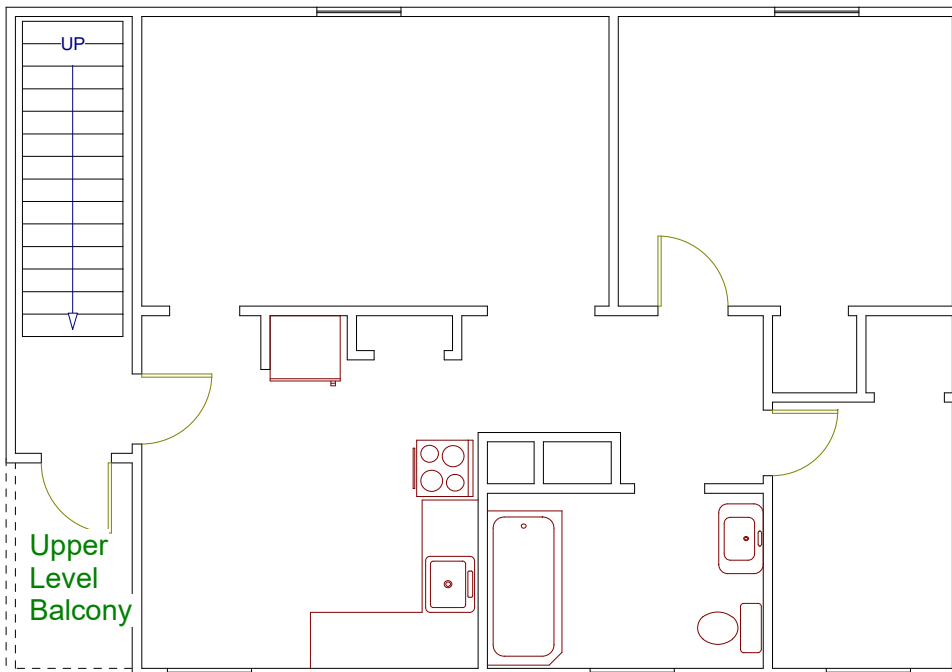
Upper Level is currently vacant

Previous records show: shingles 2004, siding & windows 2004, and the weeping tile done on the back, south and front walls in 2009.

H-1828 54 Hearst Avenue



Main Floor Unit, with access to back deck, basement with laundry and recreation room.



Upper Level Unit, entrance from side stair case.

Diagram, measuments are not exact, for display purposes only. Buyer to verify all measuments.