

# Great Investment



## 218220 12 Botsford St, Moncton, NB, E1C 4X7

Offered at \$389,900

MLS#NB134469-Prime Downtown Moncton Triplex ? Turnkey Investment Opportunity! Located in the heart of Moncton's vibrant downtown core, this fully rented triplex is an excellent investment opportunity. The property features: A spacious 3-bedroom unit on the top floor. A comfortable 2-bedroom unit on the middle floor. A cozy 2-bedroom unit on the lower level. Each unit is heated with electric baseboard heating, and the building includes two leased hot water tanks with NB Power. Additional amenities include coin-operated laundry for tenant convenience and parking for 5+ vehicles with minimal landscaping required. Situated near major bus routes, shopping centers, restaurants, and downtown entertainment, this property offers strong rental demand and excellent income potential. Easy to rent ? a true turnkey investment! Showings require 24 hours? notice. CALL TODAY!

5 Bedrooms

3 Bathrooms

3,400 sqft

2,831 sq. ft. (lot size)

Built: Unknown year



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