

Great Investment



315317A317B West Lane, Moncton, NB, E1C 6V7

Offered at \$324,900

MLS#NB146679-Excellent Investment Opportunity in Moncton! Welcome to 315-317A-317B West Lane, a well-located triplex offering three spacious 3-bedroom units and excellent rental potential. Ideally situated within walking distance to the Université de Moncton and Moncton Hospital, this property is a great opportunity for investors looking to add a solid income-producing property to their portfolio. Each unit features a comfortable living room, eat-in kitchen, three bedrooms, and a full bathroom. The property is currently fully rented, with all leases on a month-to-month basis. Heat and lights are included in each tenant's rent. The property generates \$54,840 in annual gross rental income, with total annual expenses of approximately \$21,657.04. Financial information is available upon request, and lease agreements can be provided with an accepted offer. Included with the sale are 3 stoves, 3 refrigerators, 2 dishwashers, 2 washers, 2 dryers, and 2 microwaves. Each unit has a separate meter, and all three hot water tanks are rented through NB Power. The 2026 assessed value is \$287,800, with annual property taxes of \$5,023.55. This is an estate sale and, as such, no Residential Property Disclosure Statement will be provided. The property is being sold as is, where is. A minimum of 24 hours' notice is required for all showings. All offers must be submitted in writing, with a request of a minimum of 24 hours allowed for the seller's consideration. Don't miss this opportunity to own a fully rented triplex in a convenient Moncton location. Call today to arrange your private showing!

9 Bedrooms

3 Bathrooms

2,880 sqft

0.11 acres (lot size)

Built: Unknown year



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Assist2Sell Hub City Realty
Ricky Cormier
(506) 859-7779
r.cormier@assist2sell.com

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