

# Investment Opportunity



## 319319 12 Lutz St, Moncton, NB, E1C 5G6

Offered at \$379,500

MLS#NB132818-??Downtown Moncton Duplex Opportunity! Discover Prime real estate located in the center of downtown Moncton, New Brunswick at 319-319 1/2 Lutz Street. This duplex offers versatile living arrangements. The downstairs unit features two bedrooms, one bathroom, a kitchen, and a living room, while the upstairs unit includes three bedrooms, one bathroom, a kitchen, and a living room. The property also provides significant storage in the basement, complete with laundry machines. Currently, one unit is tenant-occupied, and the other is vacant, offering flexibility for an owner-occupier or investor. Both units feature separate meters but currently the property is rented with utilities included in the price. The top floor has very stable tenants who have been renting for a number of years and would very much like to remain. Book your showing today!!!

5 Bedrooms

2 Bathrooms

1,980 sqft

0.11 acres (lot size)

Built: Unknown year



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