



4042 Brevet Street, Moncton, NB, E1G 5S6

Offered at \$614,900

MLS#NB140795-A RARE FIND! Located in the sought-after North End of Moncton, 40 - 42 Brevet is a fantastic investment opportunity to enhance your portfolio. This well-maintained duplex offers flexibility: live in one unit while renting the other or rent both for a steady income. Each unit has a mini-split heat pump, with tenants able to cover their own heat and electricity. One unit is rented and the other unit is vacant by choice but could easily be rented out at \$1,700 per month, with tenants also paying for their own heat and lights. Inside, each side features a spacious open-concept main floor with a living room, dining area, and a fully equipped kitchen complete with an island and included appliances. Each unit offers three bedrooms, 1.5 baths and laundry hookups, providing plenty of space and convenience. Washer and Dryer on the rented side are owned by the tenants. Outside, a back deck overlooks a large backyard, and the property sits next to a scenic walking trail leading to a children's play park just a minute away. QUICK CLOSING IS AVAILABLE WITH VACANT POSSESSION FOR ONE SIDE. CALL TODAY!

6 Bedrooms

4 Bathrooms

2,816 sqft

0.19 acres (lot size)

Built: 2014



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