

# \$249,000 - 532 Pleasant Street, Dartmouth

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MLS® #201922194

**\$249,000**

5 Bedroom, Bathroom,  
Residential Income on 0.13 Acres

11-A, Dartmouth, NS

This cash-positive, three unit multi-use building is a lucrative addition to your investment portfolio! Fully rented, this updated building offers a set of over-under residential flats in the main building plus a commercial space with reception area/studio, office, and powder bathroom. The upper 3 bdrm residential unit rents for \$900/mo + pwr, lower 2 bdrm + den rents for \$800/mo + pwr and the commercial space rents for \$750/mo + pwr. Double driveways with ample parking, wheelchair accessible upper unit, separate laundry in residential units, separate power meters. Updates include: electric heaters / thermostats 2017, roof shingles Unit 2019, sump pump 2018, roof shingles Unit 2018, new egress window Unit 2019, fenced yard, recent interior paint, laminate flooring. Excellent proximity to NSCC, on a bus route and walking distance to Woodside Ferry, restaurants, schools and shopping, come consider the possibilities!



Built in 1942

## Essential Information

MLS® #	201922194
Price	\$249,000
Bedrooms	5
Acres	0.13
Year Built	1942
Type	Residential Income

Sub-Type	Duplex
Status	Closed

## Community Information

Address	532 Pleasant Street
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 1A4

## Amenities

Utilities	Cable Connected, Power, Phone Connected, Electricity Connected
Parking	Gravel, Driveway

## Interior

Interior Features	Storage
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	1
Has Basement	Yes
Basement	Full

## Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt, Rolled/Hot Mop
Construction	Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	South Woodside School
Middle	Dartmouth South Academy
High	Dartmouth High School

## Additional Information

Zoning	C-2
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## Listing Details

Listing Office

Royal LePage Atlantic

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