

\$400,000 - 192 Victoria Road, Dartmouth

MLS® #202019873

\$400,000

4 Bedroom, 2.00 Bathroom, 2,018 sqft

Residential on 0.11 Acres

13-B, Dartmouth, NS

What an incredible opportunity! This over/under set of spacious 2 bdrm flats has been extensively upgraded & offers a perfect owner occupied situation or profitable rental (cap rate is over 6%)! Both units are currently vacant to allow the new owner to occupy or rent to tenants of their choosing. If used as a rental each unit could very easily rent for \$1250 mthly + the tenants pay heat (electric) & power. Wonderfully convenient separate driveways & 2 points of entry per unit. Each unit has access to lots of storage & laundry area in the basement. Upgrades include: 2 x 200 AMP breaker panels ~\$17; hot water heater ~\$17; roof sheathing & shingles ~\$08; ALL new entry doors & windows except main level living rm ~\$17; front deck ~\$14; extensive lower unit renos (kitchen, bath, flooring, interior doors, fixtures, etc) ~\$17; upper unit renos (flooring, interior doors, bath, etc) ~\$17, basement steel doors ~\$19; extensive painting; new light fixtures ~\$20; chimney rebuilt from roof-line up ~\$08, & so much more. Exceptional value & profitability located on major bus routes in good school district & easy walking distance to downtown Dartmouth.



Built in 1950

Essential Information

MLS® # 202019873

Price \$400,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,018
Acres	0.11
Year Built	1950
Type	Residential
Sub-Type	Duplex
Status	Closed

Community Information

Address	192 Victoria Road
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 1W3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Multiple Driveways, Paved

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Harbour View Elementary School
Middle	John Martin Junior High School
High	Dartmouth High School

Additional Information

Zoning	COR
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Listing Details

Listing Office	Royal LePage Atlantic
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