

\$449,000 - 295 Queen Street, Truro

MLS® #202306403

\$449,000

4 Bedroom, Bathroom,
Residential Income on 0.57 Acres

N/A, Truro, NS

Investors take notice!! A great duplex built in 2012 with an upper and lower unit currently rented. The lot size is 25000 square feet which could allow for further rental possibilities based on 2-3 zoning allowing a second development of another duplex in behind the existing unit. The upper unit tenants will be vacating June 1st and the lower lever tenants is a recurring lease that is up at the end of August for. The property is very private and has people only living on one side of it with the other side being against crown land and the rear of the land butting a baseball field. Located walking distance to downtown this is a prime rental location in the popular Truro market. The current owner has not raised the rents so the the upper unit can command whatever the new owner wants and the lower unit is eligible for a 5% increase at the beginning of 2024.



Built in 2012

Essential Information

MLS® #	202306403
Price	\$449,000
Bedrooms	4
Acres	0.57
Year Built	2012
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Date Sold June 7th, 2023

Community Information

Address 295 Queen Street
Area Northern Region
District 104-Truro / Bible Hill
Sub-District N/A
City Truro
County Colchester
Province NS
Postal Code B2N 2C2

Amenities

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

Interior

Interior Features Dining Room
Appliances Oven, Dryer, Washer, Refrigerator, Stove, Dishwasher
Heating Ductless, In Floor
Cooling Air Conditioning
Has Basement Yes
Basement Finished

Exterior

Lot Description 0.5 to 0.99 Acres
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Truro Elementary School
Middle Truro Junior High School
High Chedabucto Education Centre/ Guysborough Academy

Additional Information

Zoning R-3 E-4

Listing Details

Listing Office RE/MAX Nova

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