

\$209,000 - 396 Washington Street, New Glasgow

MLS® #202306739

\$209,000

3 Bedroom, Bathroom,
Residential Income on 0.26 Acres

#10, New Glasgow, NS

BOTH UNITS VACANT + Very Low Vacancy Rate in New Glasgow = Excellent Investment Opportunity. Welcome to 396 Washington Street, a beautiful over under income property, or live on the main floor and have upstairs help with the mortgage. This home maintains the charm of a country farm house, and provides the convenience of living in an extremely good location. Walk, or a quick drive to everything that New Glasgow and Pictou County have to offer. The oversized lot that the house is on, and the second lot with separate PID # combine for lots of space, and potential for future development. The Main floor level is a 2 bedroom unit, 1 bath. Very nice hardwood floors in the living room and bedrooms, and gleaming vinyl flooring in the kitchen. All the rooms are a nice size, and the country style kitchen is flooded with natural light. Upstairs the 1 bedroom unit with its own separate entrance, has a cozy loft feel, but still very spacious with a large kitchen and 1 bathroom. The yard is perfectly flat, easy maintenance, and ideal for urban gardening if you like. There are 2 separate driveways with plenty of parking for both units. The building has had many upgrades over the years, please ask your Realtor for the list of upgrades. In 2020, a new roof with 30yr Laminate Shingles, Synthetic Underlay and Ice and Water Shield. 396 Washington offers great value in a Nova Scotia town that has all the big city amenities. Excellent hospital and schools, NSCC campus, great shopping, one of the best



Fitness Centres in NS, and close to the best beaches in Atlantic Canada. Do not miss this opportunity, the value and the potential make this a must see. Book you showing today.

Built in 1943

Essential Information

MLS® #	202306739
Price	\$209,000
Bedrooms	3
Acres	0.26
Year Built	1943
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	August 30th, 2023

Community Information

Address	396 Washington Street
Area	Northern Region
District	106-New Glasgow, Stellarton
Sub-District	#10
City	New Glasgow
County	Pictou
Province	NS
Postal Code	B2H 3M4

Amenities

Utilities	Electricity Connected
Parking	Gravel, Driveway

Interior

Appliances	Electric Range, Stove, Refrigerator
Heating	Baseboard, Forced Air, Furnace
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	R2
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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