

\$229,000 - 21-23 Newbury Street, Sydney

MLS® #202400632

\$229,000

4 Bedroom, Bathroom,
Residential Income on 0.10 Acres

N/A, Sydney, NS

Welcome to this investment opportunity with so much potential. You could live in one and collect rent from the other. Located in a central area of Sydney close to all amenities and only 5 minutes to the Regional Hospital makes this is a very desirable package. This property has been rented to the same tenants for many years with much potential for rental advancement. The property is solid with each unit heated separately with its own meter and electric heat. Each unit is 2 bedrooms with laundry and a kitchen and bath. The grounds are nice and have a private back yard with a shed. RENT BREAKDOWN from tenants who occupied the units for 16 years. UNIT 1- Up stairs- \$605.00 (tenant pays \$280.00 government Sub pay \$325.00 and that includes heat and lights. Could be paid by a tenant as its on a separate meter in a future lease. UNIT 2- Lower Level Tenant pay \$700.00 and the tenant covers his own heat and lights. Water, Insurance is all paid by the sellers. The snow and lawn is the responsibility of the tenant on the lower level. UNIT 2



Essential Information

MLS® #	202400632
Price	\$229,000
Bedrooms	4
Acres	0.10
Type	Residential Income

Sub-Type	Duplex
Status	Closed
Date Sold	August 20th, 2024

Community Information

Address	21-23 Newbury Street
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1P 3P7

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double

Interior

Heating	Baseboard
# of Stories	2
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning	R
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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