

\$199,900 - 5 Melrose Street, Amherst

MLS® #202405777

\$199,900

4 Bedroom, Bathroom,
Residential Income on 0.21 Acres

N/A, Amherst, NS

STUNNING TRI-PLEX IN AMHERST! This building is just a stone's throw from downtown Amherst, a block away from "Curry Park" and conveniently within walking distance to all levels of schools. The units are well-maintained, with much of the original charm and character throughout the building. An exceptional feature of this property is that each unit has its own electrical entrance and heating system, ensuring a consistent income stream every month! The upper unit, known as unit 5B, previously used as the owner's residence, is a delightful two-bedroom with laundry facilities and a bonus sunroom. This unit could easily fetch \$1,000 per month, with tenants responsible for heat and electricity costs. On the main level, you'll find two spacious one-bedroom units, each occupied by long-term tenants. Unit 5 faces the front and currently leases for \$550 per month, while unit 5A, situated at the rear of the property, rents for \$500 per month. Both tenants are responsible for their own utility expenses. Be sure to explore the multimedia link for a closer look and don't hesitate to call today!



Essential Information

MLS® #	202405777
Price	\$199,900
Bedrooms	4
Acres	0.21

Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	May 15th, 2024

Community Information

Address	5 Melrose Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3M8

Amenities

Utilities	Electricity Connected
Parking	Gravel, Driveway

Interior

Appliances	Stove, Refrigerator
Heating	Baseboard, Hot Water, Radiator
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Res
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Listing Details

Listing Office Royal LePage Cumberland Realty Ltd.

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