

\$199,000 - 521/523 George Street, New Waterford

MLS® #202517460

\$199,000

Bedroom, Bathroom,
Residential Income on 0.27 Acres

N/A, New Waterford, NS

521/523 George Street â€“ Turnkey Investment Opportunity This side-by-side duplex is a cash-flowing investment property with solid upgrades and strong rental income. Each unit offers 3 spacious bedrooms and 1 bathroom, making it ideal for families or long-term tenants. Key Financials: Monthly Rental Income: \$2,646 Property Taxes: \$185/month Insurance: \$195/month Water: \$100/month Utilities: Paid by tenants (electricity and heating oil) With tenants covering major utilities and minimal operating expenses, this property boasts a 12% cap rate â€” well above the local market average of 7%, as reported by the owner. Property Features: Separate power and water meters for each unit Two new furnaces installed within the last two years Two new hot water tanks (also within two years) Appliances included: Fridge and stove in each unit This is a turnkey investment with updated systems and reliable income. Whether you're a seasoned investor or looking to enter the market, 521/523 George Street offers excellent returns with room to grow.



Built in 1912

Essential Information

MLS® #	202517460
Price	\$199,000
Acres	0.27

Year Built	1912
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 31st, 2025

Community Information

Address	521/523 George Street
Area	Cape Breton
District	204-New Waterford
Sub-District	N/A
City	New Waterford
County	Cape Breton
Province	NS
Postal Code	B1H 4E2

Amenities

Parking	Dirt, Driveway, Parking Spaces(s)
---------	-----------------------------------

Interior

Appliances	Stove, Refrigerator
Heating	Baseboard, Furnace, In Floor, Radiator
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Concrete Perimeter, Perimeter Wall

Additional Information

Zoning	UR2
--------	-----

Listing Details

Listing Office	VALMAC REALTY LTD. - 16139
----------------	----------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 27th, 2025 at 8:17am ADT