

WELCOME TO  
32 FRANKLIN STREET  
\$349,000  
UNITS A, B, C & D

JIM WELLER

WORK 867.669.2112  
CELL 867.765.8967



**ROOM SIZES**

					<b>BATHS</b>	
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type	F/ A OIL	Ceiling: R	40	Sq. Ft.	4528	Lot Size	8010
Annual Cost		Walls: R	20	Age	1984	Garage	
Litres Over Last 12 Mo.		Floor: R		Lot	Block	Parking	
		Skirting: R		89	1158	Plan	748
						Unit	

**SPECIAL FEATURES /FURNISHINGS:**

Investment opportunity: Fully leased 4 unit rowhouse with individual services on a central, river view lot. The monthly income is \$5400 per month with the tenants paying for their own utilities.

The two smaller three-bedroom units have a single full bath and come with 4 appliances, while the two larger ones have 1 & 1/2 baths and dishwashers, so five appliances.

Major renovations over the past 2 years including a new roof, doors, Pex plumbing, laminate flooring throughout, interior painting. Several newer appliances. 2014 double wall Granby heating oil tanks.

**FOUNDATION**

Steel Piles

**PROPERTY TAXES**

Amount/yr \$3035 2022

Tenure Fee Simple

Fees

Area

