

WELCOME TO 32 FRANKLIN STREET \$349,000

MULTIPLE LISTING SERVICES
5945

JIM WELLER

WORK 867.669.2112 CELL 867.765.8967

\$3035

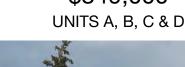
Fee Simple

Amount/yr

Tenure

Fees

2022





ROOM SIZES					
			BATHS		
			Storage	Basement	
		Make: Model: Serial #:	Foyer / Entry	Deck	
HEAT	INSULATION	BUILDING		LOT	
Type F/ A OIL Annual Cost Litres Over Last 12 Mo. SPECIAL FEATURES /FURNISHI	Ceiling: R 40 Walls: R 20 Floor: R Skirting: R INGS:	Sq. Ft. 4528 Age 1984 Lot Block Plan 89 1158 748	G Unit	ot Size 8010 Garage Parking	
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			PRO	FOUNDATION Steel Piles PROPERTY TAXES	
larger ones have 1 &1/2 baths and dishwashers, so five appliances.			Amount/s	ur \$3035 2022	

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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.



