

\$429,900 - 87 Park Street, Truro

MLS® #202524511

\$429,900

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.17 Acres

Truro, Truro, Nova Scotia

Welcome to 87 Park Street, a solid and income-producing 4-unit building in the heart of Truro. Featuring 4 one-bedroom units, this well-maintained building is an excellent opportunity for investors seeking a reliable rental property in a strong rental market. Two units received 1 kitchen and 2 bathroom renovations in 2022, offering an updated touch. Of the four apartments, two are currently occupied by great long-term tenants, while two units are vacant, providing immediate flexibility for new owners - either to rent at current market rates or to occupy themselves. Each unit is heated with oil-fired hot water baseboard heating, supported by an oil-run hot water tank, and enhanced with individual ductless heat pumps for year-round efficiency and tenant comfort. The combination of systems ensures reliable heating in the winter and the added bonus of cooling in the summer. Each unit comes equipped with a fridge and stove, (all included in the sale). There is no on-site laundry, but tenants use nearby laundromats. Upgrades in the last 5 years include - new back decks to all 4 units, new metal roof, heat pumps in all units, and a new hot water tank and furnace in 2020. The property's central location is a major draw, within walking distance to schools, shopping, dining, and the downtown core. Tenants enjoy the convenience of nearby amenities and public transit, while commuters benefit from quick access to Highway 102. With strong rental demand for one-bedroom units, recent



updates, and dependable tenants already in place, this property offers both steady cash flow and future growth potential. 87 Park Street is a smart long-term investment. Book your showing today. (id:6289)

Built in 1905

Essential Information

Listing #	202524511
Price	\$429,900
Bathrooms	0.00
Acres	0.17
Year Built	1905
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	87 Park Street
Subdivision	Truro
City	Truro
Province	Nova Scotia
Postal Code	B2N3J5

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship
Parking	Gravel, Shared

Interior

Appliances	Stove, Refrigerator
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Exterior

Exterior	Vinyl
Foundation	Stone

Listing Details

Listing Office	Royal LePage Atlantic (Enfield)
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