

# **\$849,900 - 1809-1813 CONCESSION 3 Road**

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## **Listing ID: 40356093**

**\$849,900**

4 Bedrooms, 2 Bathrooms, 1130

Multi-family

1809-1813 CONCESSION 3 Road, Port  
Colborne, Ontario, L3K5V5

TWO SEMI-DETACHED ON ONE  
ACRE!! UNITS ARE VACANT-  
GENERATE EXCELLENT RENTAL  
INCOME! This property offers a rare  
opportunity to own a side by side bungalow  
duplex on a beautiful 1.31 acre lot in this  
quiet and desirable hamlet in Port Colborne,  
fondly known as Bethel. Enjoy the 360  
degree views of this tree lined property and  
the tranquility of country living while only a  
short distance to surrounding cities and  
amenities. Quick access to major highways  
namely Hwy #140 and Hwy #3, means you  
are only minutes to the rest of the peninsula  
as well as the U.S. border. Rebuilt in the  
1970's from top to bottom, this unique  
property has been extremely well  
maintained and offers two separate  
entrances for each unit; each with its own  
massive asphalt driveway plus completely  
separate utilities such as separate electrical  
& hydro panels, gas meters, and newly  
installed 1000 gallon cisterns. Water  
systems and cisterns recently installed new  
as of September 2022. Each semi-detached  
unit offers 2 bedrooms, a generously sized  
eat-in kitchen, 4 pc bathroom and above  
grade utility/storage room with laundry  
hook-up. One unit is larger than the other  
and has a large front covered patio.

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Excellent investment opportunity! Live in one and rent out the other! (id:23349)

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Listing Office:ROYAL LEPAGE NRC REALTY