

\$695,000 - 19 MACCABEE Avenue

Listing ID: 40357505

\$695,000

4 Bedrooms, 3 Bathrooms, 13573 acres

Multi-family

19 MACCABEE Avenue, Fort Erie,
Ontario, L2A1C7

DUPLEX AND/OR IN LAW
OPPORTUNITY IN A GREAT
LOCATION JUST BLOCKS FROM LAKE
ERIE/NIAGARA RIVER. ENJOY
WALKING/ BIKING THE FRIENDSHIP
TRAIL. THIS HOME HAS A MAIN
FLOOR 2 BEDROOM UNIT (GREAT
FOR THE PARENTS) AND AN UPPER
UNIT WITH 2 BEDROOMS. COMES
FULLY FURNISHED AS IT WAS USED
AT ONE TIME FOR SHORT TERM
RENTAL. UPPER UNIT HAS LONG
TERM TENANT WILLING TO STAY @
\$2000.00 ALL INCLUSIVE. LOWER
UNIT IS VACANT AND READY TO
RENT OR LIVE IN YOURSELF . UPPER
UNIT HAS 2 ENTRANCES AS WELL AS
2 BATHS/ 2 BEDROOMS, FULL SIZE
A/C UNIT ON ROOF AS WELL AS
KEYLESS DOOR ACCESS, AND
THERMOSTATS THAT CAN BE
CONTROLLED REMOTELY., NICE EAT
IN KITCHEN WITH LOADS OF
NATURAL LIGHTING IN EACH ROOM.
LOWER UNIT HAS TWO SEPARATE
ENTRANCES WITH LARGE LIVING
ROOM, EAT IN KITCHEN , 2
BEDROOMS, 3 PIECE BATH, AS WELL
AS KEYLESS DOOR ACCESS AND
THERMOSTAT THAT CAN BE

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CONTROLLED REMOTELY. LOWER UNIT HAS NO A/C. BOTH UNITS COMES WITH ALL FURNISHINGS AND APPLIANCES. MAIN FLOOR LAUNDRY FROM OUTSIDE ACCESS AVAILABLE FOR BOTH UNITS TO USE. LARGE YARD WITH 17' X 17' DECK; PAVED PARKING FOR UP TO 4 VEHICLES. PROPERTY CONSISTS OF 5- 30' LOTS , WITH POSSIBLE SEVERANCE ON BOTH SIDES OF THE HOME. BUYER TO DO THEIR OWN DUE DILIGENCE REGARDING ANY SEVERANCE WITH TOWN OF Fort Erie.. QUIET DEAD END ROAD MAKING FOR A PEACEFUL AREA. EACH UNIT HAS THEIR OWN FURNACE, ONE APPROX 5 YEARS OLD AND 2ND FURNACE APPROX 8-10 YRS OLD, HOT WATER TANKED OWNED FEB. 2022 AND SHARED WITH BOTH UNITS. LIVE IN ONE UNIT AND RENT THE OTHER TO HELP CARRY EXPENSES ! (id:23349)

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