

# Single Family Triplex For Sale

- 72 Highland Avenue, Wolfville, Nova Scotia,  
Canada B4P1Z6



## Property Description

3 Unit building located in easy to rent area. Close to Acadia University & Amenities. Currently a great investment with opportunity for expansion! Zoned R-3, UNDER utilized potential! 6.7% return on investment. 5 Bedrooms, as follows: Duplex (over/under) - 2 bedrooms each flat, Self-contained separate 1 bedroom unit (cottage). Income based on \$600 per bedroom x 4 - main house (heat/lights/water included in rent), \$680 for cottage (tenant pays own utilities). Some new flooring - Jan/Feb 2021. 4th bedroom (in duplex) was occupied by owner's son, now vacant, seller can either find renter, prior to closing, or you can pick your own tenant. Some recent (id:15472)

## Location

Country:	<b>CA</b>
Province:	<b>NS</b>
City:	<b>Wolfville</b>
Postal Code:	<b>B4P1Z6</b>
Longitude:	<b>W65° 38' 15.8"</b>
Latitude:	<b>N45° 5' 5.5"</b>

## Basic Details

Property Type:	<b>Multi-family</b>
Listing Type:	<b>For Sale</b>
Residential Type:	<b>Triplex</b>
MLS® #:	<b>202100237</b>
Price:	<b>\$379,900</b>
Rooms:	<b>Register to View</b>
Year Built:	<b>1871</b>

Site Influences: **Playground, Public  
Transit, Shopping**

## Agent [Info](#)

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