

# \$489,900 - 566 Route 111, Willow Grove

MLS® #NB126956

**\$489,900**

0 Bedroom, 0.00 Bathroom, 2,300 sqft

Multi-family on 0.63 Acres

N/A, Willow Grove, New Brunswick

Welcome to 566 Route 111, a fully rented triplex that blends modern upgrades with excellent investment potential in a serene rural setting. This property has undergone extensive renovations, ensuring both comfort and value. The top unit is a bright, completely updated 3-bedroom apartment featuring brand-new flooring, trim, fixtures, and a stylishly redesigned kitchen and bathroom. It currently rents for \$1,700 per month with heat and lights included. The middle unit, which is identical in layout to the top floor, presents an exciting opportunity to update and increase its rental income, as it is currently rented at \$1,250 per month, also with heat and lights included. On the lower level you'll find a coin-operated laundry and a storage area, along with a beautifully renovated 1-bedroom unit boasting fresh flooring, trim, fixtures, and a modern kitchen and bath, renting for \$1,300 per month with utilities included. All three units are equipped with energy efficient mini-split heat pumps for year-round comfort. The property also offers a private yard, perfect for entertaining, along with close proximity to St. Martins, SJ Airport, east Saint John, Quispamsis, and several nearby lakes, providing an ideal balance of rural charm and urban convenience. With a gross annual income of \$52,000 and operating expenses of just \$10,454, this property delivers a net income of \$41,546, making it a lucrative investment opportunity. New Gravel in Driveway. Dont miss out. (id:6289)



Built in 1967

## Essential Information

Listing #	NB126956
Price	\$489,900
Bathrooms	0.00
Square Footage	2,300
Acres	0.63
Year Built	1967
Type	Multi-family
Sub-Type	Freehold

## Community Information

Address	566 Route 111
Subdivision	N/A
City	Willow Grove
Province	New Brunswick
Postal Code	E2S1M9

## Amenities

Features	Balcony/Deck/Patio
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## Interior

Appliances	Refrigerator, Microwave, Stove, Washer, Dryer
Heating	Baseboard heaters, Heat Pump
Cooling	Heat Pump

## Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Concrete

## Listing Details

Listing Office	RE/MAX Professionals
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