



**32 FRANKLIN STREET**

**Norman Wells**

**\$179,900**

<b>MLS®:</b>	6523
<b>Bedrooms:</b>	12
<b>Heating:</b>	Forced Air Furnaces
<b>Square Feet:</b>	4,528
<b>Year Built:</b>	1984
<b>Construction:</b>	Stick Built

<b>Type:</b>	House
<b>Bathrooms:</b>	6
<b>Fuel Type:</b>	Oil
<b>Lot Size:</b>	7,840SqFt
<b>Style:</b>	4-Plex



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**CENTURY 21.**  
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## ABOUT THIS PROPERTY

This well-maintained income property offers an excellent investment opportunity in the heart of Norman Wells. The building consists of four separate 3-bedroom units, providing steady rental income. With one vacant unit, this property is ideal for an investor or a potential owner-occupant, as the vacancy allows for a reduced down payment requirement, lowering the typical 20% down payment threshold.

### Property Features:

- Fully Rented Revenue: When fully rented, the four 3-bedroom units generate approximately \$5,000 in total monthly revenue, providing reliable cash flow.
- Vacancy Available: One unit is currently vacant, offering a buyer the option to move in while benefiting from rental income, or to lease the unit at market rates.
- Building Upgrades:
  - Doors Replaced
  - Double-Glazed PVC Windows
  - Yard Improvements

This property has a solid rental income. With recent updates to key elements of the building 32 Franklin St is an attractive option for any investor or a local buyer seeking an economical living arrangement in Norman Wells

