



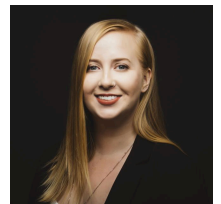
4A SAHCHO AVENUE

Norman Wells

\$125,000

MLS®:	6555
Bedrooms:	3
Heating:	\$3,000-3,500/year
Taxes:	\$1,500
Square Feet:	1,590 SQFT
Storage:	Storage Shed & 6x10 Wood Shed
Year Built:	1977

Type:	Duplex
Bathrooms:	1.5
Fuel Type:	Oil
Balcony/Patio:	Deck
Lot Size:	5,038 sqft
Storeys:	2
Style:	Semi-Detached



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ABOUT THIS PROPERTY

Located in Norman Wells, Northwest Territories, this well-maintained two storey 3 bedroom 1.5 bathroom semi-detached home with steel pile foundation makes for a spacious home or great investment opportunity.

With the entire property available - see separate listing for 4B Sahcho Ave - this property could be purchased as a whole for \$250,000 or individually for \$125,000.

Updates: Furnace (2014), Roth Oil Tank (2014), and Washer & Dryer (2024).


Annual Revenue & Expenses (WHOLE BUILDING - 4A & 4B):

Revenue: \$38,400 (\$1,600/month per unit)

Heating (Oil): \$6,000-\$7,000

Electricity: \$3,000

Water & Sewage: \$2,000-\$2,500



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