



60 Margery Rd, Welland ON

MLS: X12009828 | Property Type: Duplex | Seller Profile: FLIP



Property Listing Details:

FULLY RENOVATED, LEGAL DUPLEX.

Tenant Profile: Airbnb, student or Long term rental

Current rental potential of \$3600. Building has prior history as convenience store. Mall, Walmart, Canadian Tire and much more just minutes away. Take a stroll down by the beautiful river just steps away at Merritt Island Park, or socialize with family and friends on a beautifully designed massive 12 x 25ft upper side deck, overlooking the tranquil neighbourhood. Have a morning coffee on your private balcony with amazing views. Both units are quite spacious with 8 foot ceilings, featuring two cozy bedrooms each, 4 in total with the option to add even more livable space in the basement. Units boasts modern bathrooms, welcoming living rooms and kitchens with tasteful modernized features. 4 parking spaces in total. Move in ready.

Listing History:

2020 Sold for \$320,000

Dec 2024 Listed for \$599,900 (some cosmetic uplift inside, external stairway, deck, upgraded siding.

Recent price reduction to \$549,900

56 Days on market

Location & Zoning: Niagara, Welland ON, Residential/commercial zoning

Excellent access to freeways and major arteries, with a vast amount of parking nearby.

Daycare, Primary and Secondary Schools,

Niagara College 5 min drive away, 19 min bus ride

Amenities within short drive and some walking

Parks and walking trails

Name:

Date:

