

121 Broadway St, Crystal City

Lot 10 Block 4 Plan 59



New price!
\$35,000

Features

- Beautiful 1/4 cut oak Walls & transoms on main floor
- Old safes on main floor & basement
- Main floor previously used as a dental office and still contains dental equipment- 3 stations
- 2nd Floor is a 3 Bedroom Apartment, currently rented at \$350/month
- Appliances & some furnishings may be included
- Oil Furnace is 4 yrs old, A/C is 2 yr. old and is currently being used in conjunction with the furnace. Energy efficient BBE heaters are 2 yr. old and currently used as main heating
- 3-100 amp panels
- Great rental property!



Sandra Wiebe
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Details

Gross Taxes: \$345.87
Heating: BBE (new in 2008) + Oil furnace (4 yrs old)
HWT: Electric
Hydro: \$132 + \$110 EPP
C/A: Yes
C/V: No
Garage: Gravel
Driveway: Single detached
Windows: Older
Exterior: Red Brick
Age: 1920s (approx.)
House Style: 2 storey
House Size: 1160 sq.ft.
 x 2 = 2320 sq.ft.
Lot Size: 26' Frontage

Main Level

Office: 8.5' x 14
Mudroom: 4.33' x 7.58'
Waiting Area: 14' x 14.25'
Behind Desk: 8.17' x 15.25'
Kitchenette #1: 4.5' x 8.5'
Kitchenette #2: 4.5' x 10'
Room: 9.33' x 11.5'
Room: 8.33' x 10
Bathroom: 2 pce.

Upper Level

Kitchen: 10.92' x 9.25'
Living/Dining: 12.17' x 21.17'
1st Bedroom: 13.33' x 9.5'
2nd Bedroom: 11' x 9.5'
3rd Bedroom: 13' x 9.5'
Bathroom: 4 pce.

Basement

Unfinished with 2pce. bathroom