



\$759,900

125 SANFORD AVENUE, HAMILTON (GIBSON), CANADA, L8L5Z4

<https://www.newerarealestate.ca>

Investment opportunity with CAP rate of 6.5%! This cash-positive certified legal duplex with a third unit generated \$5,939 per month, or \$71,268 gross annually in 2024. 2025 income/expense will almost be identical to 2024. This well maintained investment property features 2 hydro meters complete with two 100 amp breaker panels, 3 rear parking spots, a [...]

- 7 beds
- 3 baths
- Duplex
- Multi-family
- Active



Building Details

Basement: Full, Separate entrance

Parking: 4

