



**TOM SANGSTER**  
MAKING REAL ESTATE WORK FOR YOU

# INVESTMENT PROPERTY FOR SALE



Private Driveway



Large Kitchen



Large Yard with Deck

**OFFERED AT \$619,900**

179 Barnardo Avenue, Peterborough, ON

[179BarnardoAvenue.com](http://179BarnardoAvenue.com)

## Features:

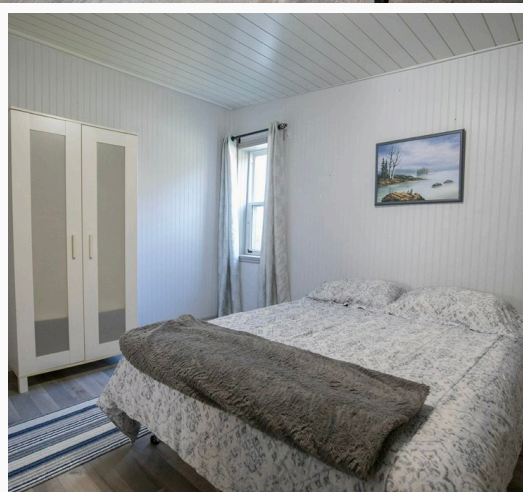
- Legal Accessory Apartment
- 2 - 3 Bedroom Units
- 3 Bathrooms (1 Main Unit/2 Bsmt Unit)
- Office Space In Each Unit
- Large Backyard
- Single Car Garage



**Tom Sangster | REALTOR®**  
**Royal LePage Frank Real Estate, Brokerage**

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### Property Description

**INVESTMENT OPPORTUNITY / FIRST-TIME HOME BUYERS** – Multi-functional bungalow in Peterborough's north end, located in the sought after Teacher's College neighborhood. This property boasts a legal basement accessory apartment, ideal for rental income or flexible living arrangements. Featuring two spacious units: the upper unit includes 3 bedrooms, 1 bathroom, an office/den and access to a private deck, while the lower unit has 3 bedrooms and 2 bathrooms, and office/den and a large backyard. With recent rents of \$5,000 per month (\$2500 per unit), this home offers a cash flow positive investment opportunity. The lower unit is recently vacant and ready for occupancy, while the upper unit tenants will be leaving December 1st. Well-maintained by the current owners for over 12 years, this property appeals to investors, first-time homebuyers or parents with students who are starting their post-secondary education at Trent University or Fleming College. Discover versatility and income potential in this well-situated property.



**Frank Real Estate**  
Independently Owned and Operated, Brokerage

**MLS #: X9388737**

Not Intended to solicit individuals currently under contract