

# \$249,800 - 416 Second Avenue E, Thunder Bay

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MLS® #X9017061

**\$249,800**

15 Bedroom, 9.00 Bathroom,  
Vacant Land on 0.00 Acres

N/A, Thunder Bay, Ontario

Located in the heart of Thunder Bay, Ontario, this piece of land measures 75 feet in width and 140 feet in length. With draft plan approval already in place, it offers an excellent opportunity for development. The lot is zoned to accommodate a quad unit, making it ideal for rental purposes. Each unit within the quad is designed with four spacious bedrooms, providing ample living space for residents. The layout includes a well-appointed kitchen and two bathrooms, ensuring convenience and comfort. The units are thoughtfully designed to optimize natural light and provide a comfortable living environment. Additionally, the property offers outdoor parking, allowing residents and visitors to park their vehicles conveniently on-site. This feature enhances accessibility and convenience for the occupants of the quad unit. With its prime location in Thunder Bay's central area, the land benefits from proximity to various amenities, including LakeHead University Confederation College & hospitals

**\*\*EXTRAS\*\*** The vibrant community offers a diverse range of services and entertainment options, creating a desirable living environment for future residents. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X9017061  |
| Price     | \$249,800 |

|           |             |
|-----------|-------------|
| Bedrooms  | 15          |
| Bathrooms | 9.00        |
| Acres     | 0.00        |
| Type      | Vacant Land |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 416 Second Avenue E |
| Subdivision | N/A                 |
| City        | Thunder Bay         |
| Province    | Ontario             |
| Postal Code | P7B2N9              |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Place of Worship, Public Transit, Schools, Hospital |
| Utilities      | Cable, Electricity, Sewer                           |
| Parking Spaces | 6                                                   |

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |
| Basement     | Separate entrance        |

### Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | 74.7 x 139.48 FT under 1/2 acre |
|-----------------|---------------------------------|

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | ROYAL LEPAGE CITIZEN REALTY |
|----------------|-----------------------------|



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