

237 ALDERCREST ROAD

3 BED + 2 BATH

1,500 SQUARE FEET

GARAGE

44.67 X 205 FOOT LOT

*Listed by
Matthew Shapiro, Sales Representative*





THE IDEAL INVESTMENT AND NEW BUILD OPPORTUNITY

This property offers purchasers an exceptional opportunity to rebuild, develop or invest. Only minutes to the highway and Long Branch Subway Station, while being close to Alderwood memorial park, Sherway Gardens, paired with being in the Sir Adam Beck School and Laurier Public School district.

USER OPPORTUNITY

Located in the sought after Alderwood neighbourhood, this two bedroom bungalow is in pristine condition. Either as is, or when ready, this double wide, double deep lot can be your dream home. The zoning maintains the immediate upside of additional density - an opportunity not to be passed up by the savvy investor.

INVESTMENT OPPORTUNITY

The potential for development is made easy due to the size of the lot. Being double wide and double deep, either split into two or kept as is, this is a prime piece of property that can easily be developed into the right investment opportunity.

237AldercrestRd.com





the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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