

EOIN DEERING

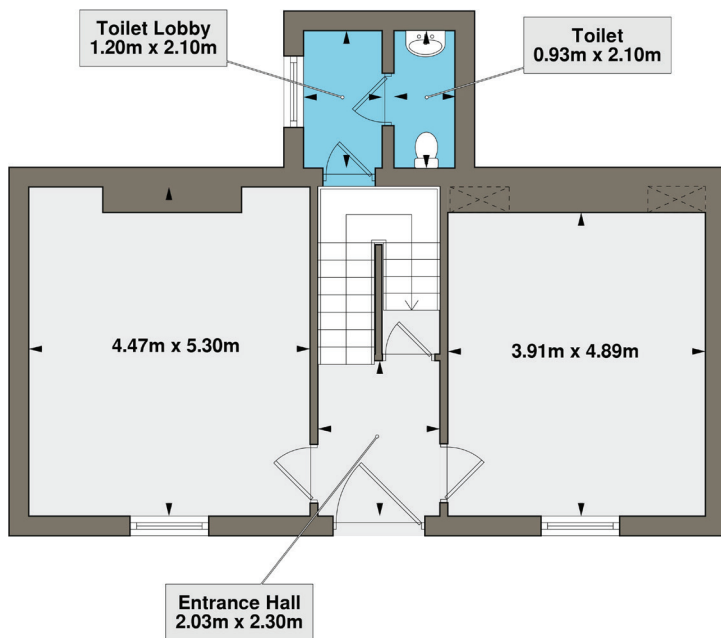
**FOR SALE BY PRIVATE TREATY
48 Harrington Street,
D08 A6Y9**



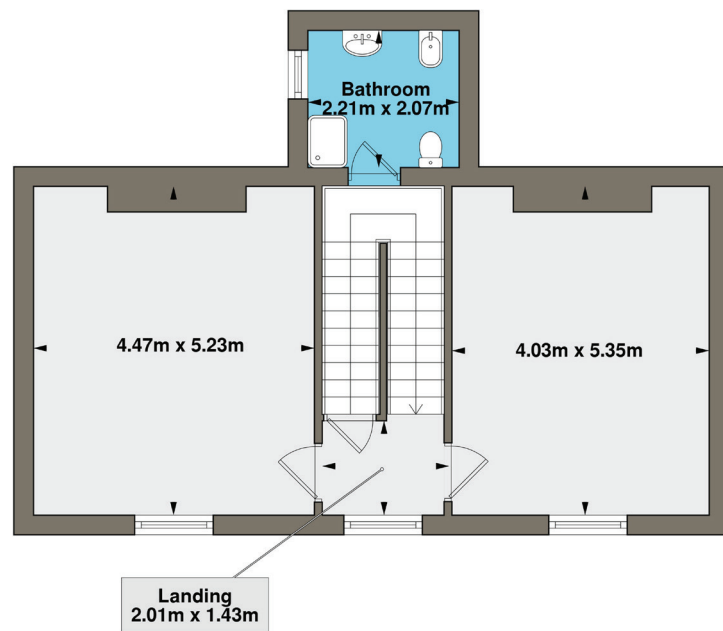
**Commercial/residential investment opportunity.
280m from Luas Harcourt Street.
4 parking spaces. GIA 258 sqm.**

- No.48 is a substantial double fronted Regency style terraced (1825) premises extending to GIA 258m².
- Ideal Investment / Home and Income opportunity in a well-established and central city location, only 280 meters from LUAS Harcourt.
- Many of the original period features are retained.
- Hall & 1st Floor were used as a Doctors' Surgery with waiting room and Office. 2025 Rates: €3,460.
- The upper floors comprise a large 2 bed duplex apartment, with Brand new fitted kitchen, shower room, living room and 2 double bedrooms.
- The lower ground floor comprises 2 large rooms with toilet, with potential for a residential unit.
- 4 off street parking spaces to the front.

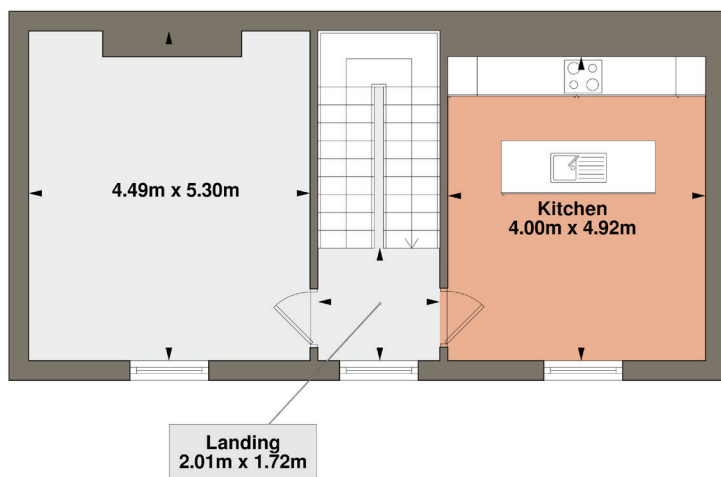




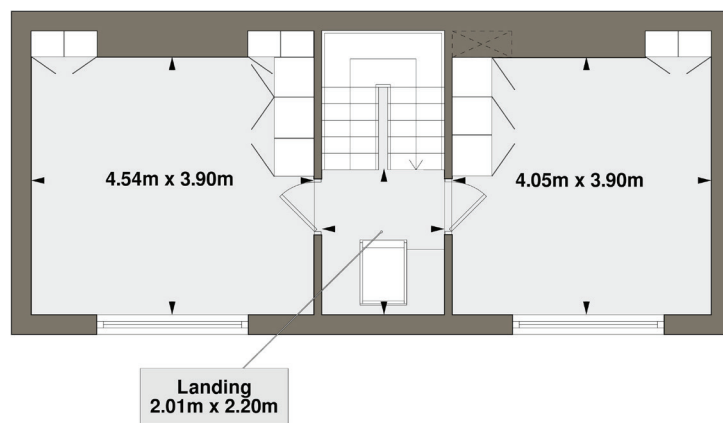
Ground floor



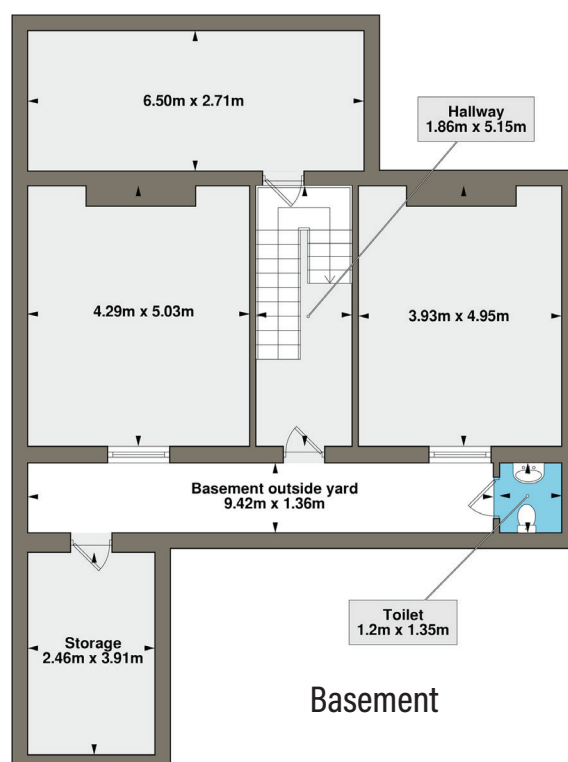
First floor



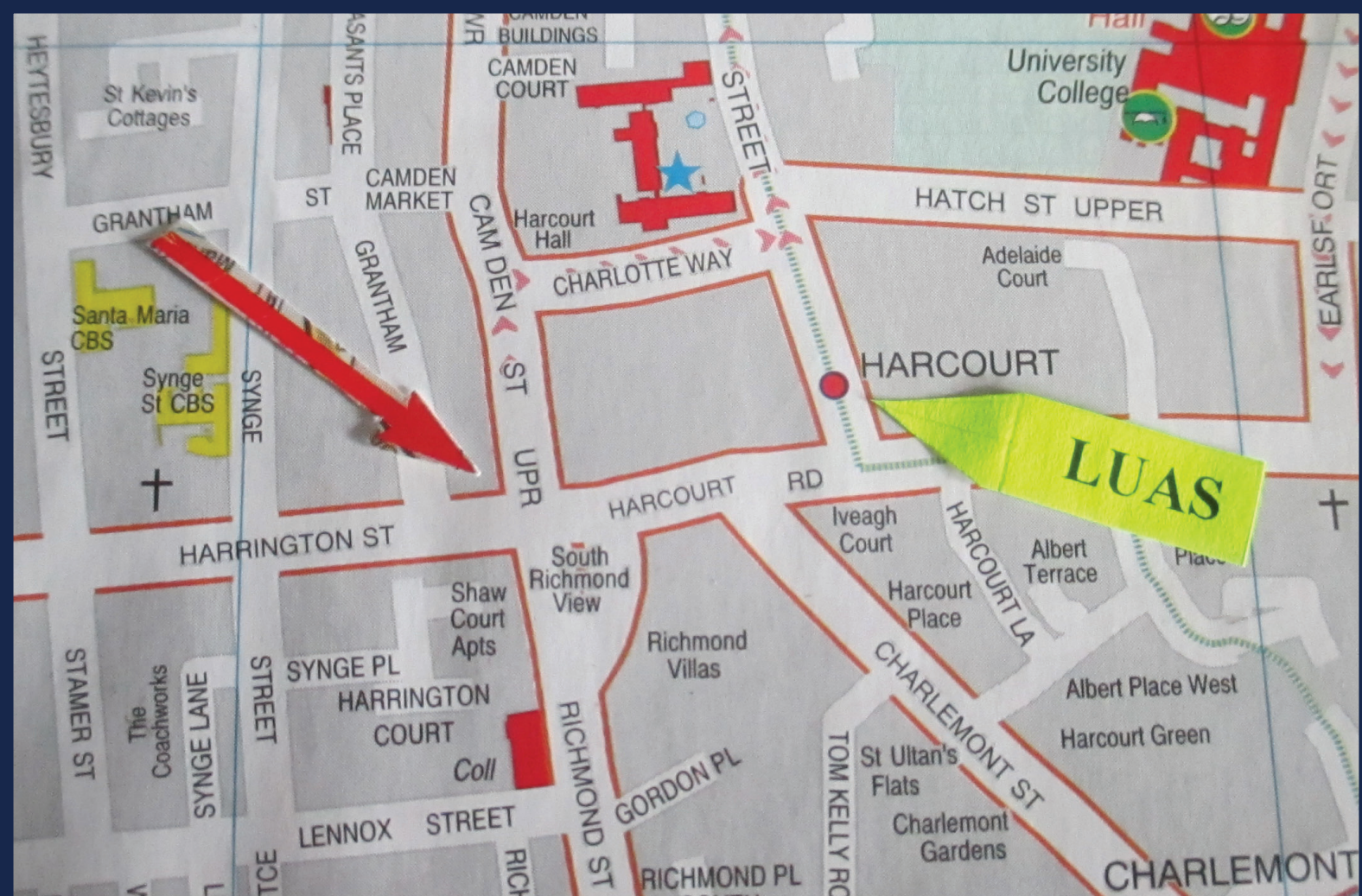
Second floor



Third floor



Basement



Viewing by appointment

EOIN DEERING

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PSRA number 003725

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