



Presented by:  
**Nicky Tu PREC\***

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**Active**  
**R2303553**

Board: N  
 Fourplex

**1371-1373 SLOAN AVENUE**

Prince Rupert (Zone 52)  
 Prince Rupert - City  
 V8J 2A9

Multifamily  
**\$404,500 (LP)**  
 (SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$404,500</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>20</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>10</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>8,408.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>47</b>
Flood Plain:	Beds not in Bsmt:	<b>10</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$3,379.68</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>010-536-329</b>		Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Lane**  
 Parking: **Carpport; Single, Open, RV Parking Avail.**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT 180 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 5478**

Amenities:

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'6	Main	Kitchen	12' x 10'6			x
Main	Living Room	19' x 12'6	Below	Foyer	13' x 12'			x
Main	Dining Room	12' x 9'	Below	Recreation	12'10 x 12'			x
Main	Master Bedroom	12'6 x 13'6	Below	Recreation	13'1 x 18'			x
Main	Bedroom	12'6 x 13'6	Below	Bedroom	12' x 9'			x
Main	Bedroom	7'9 x 8'5	Below	Bedroom	13' x 9'5			x
Main	Bedroom	10' x 12'	Below	Bedroom	9' x 12'			x
Main	Bedroom	9' x 12'2	Below	Bedroom	13' x 9'5			x
Main	Bedroom	12'5 x 8'2	Below	Kitchen	17' x 12'			
Main	Kitchen	12'4 x 12'6	Below	Kitchen	12' x 17'			

Finished Floor (Main):	<b>2,030</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	<b>2,030</b>	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total):	<b>4,060 sq. ft.</b>	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
		Suite:		5	Below	2	No	Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Below	1	No	
Grand Total:	<b>4,060 sq. ft.</b>	Basement: <b>Unfinished</b>		7				
				8				

Listing Broker(s): **Realty Executives Pr. Rupert**

**This 4-plex is an excellent investment opportunity and can generate rental income from all 4 units. The 2 larger units each offer 3 bedrooms, 2 bathrooms, while at the rear of the property you have 2 units each equipped with 2 bedrooms & 1 bathroom. All 4 units have separate kitchens & parking. With a total of 10 bedrooms, and 5 bathrooms, this property is ideal for any investor looking for great rental income. Notable features include ample storage space, lane access, and a convenient location near schools, hospital, and downtown core.**



Presented by:  
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**Active**  
**R2303818**

Board: N  
Duplex

**1424-1426 E 11TH AVENUE**

Prince Rupert (Zone 52)  
Prince Rupert - City  
V8J 2X3

Multifamily

**\$407,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$423,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>18</b>	Frontage (metres): <b>30.48</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1983</b>
Lot Area (sq.ft.): <b>10,000.00</b>	Bedrooms:	<b>6</b>	Age: <b>35</b>
Flood Plain:	Bedrooms:	<b>6</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$2,726.02</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.:	<b>006-996-841</b>	Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Wood**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Add. Parking Avail., Open**  
Dist. to Public Transit:  
Dist. to School Bus:

Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No**  
Bylaw Infractions?: **N**

Smoke Detectors?: **P**

Legal: **LOT B, LOT 7, LOT 8 BLOCK 35 SECTION 8 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923, COAST DISTRICT PLAN 8685 (014-445-263 & 014-445-298)**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	<b>Foyer</b>	<b>10'9 x 13'</b>	<b>Main</b>	<b>Dining Room</b>	<b>9'6 x 8'10</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'6 x 9'6</b>	<b>Main</b>	<b>Kitchen</b>	<b>9'6 x 8'4</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>10'2 x 8'</b>	<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Recreation</b>	<b>24' x 14'</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'6 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>13' x 13'4</b>	<b>Below</b>	<b>Foyer</b>	<b>13' x 10'9</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9'6 x 8'10</b>	<b>Below</b>	<b>Bedroom</b>	<b>10'6 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>9'6 x 8'</b>	<b>Below</b>	<b>Laundry</b>	<b>10' x 8'</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12'4 x 10'</b>	<b>Below</b>	<b>Recreation</b>	<b>24' x 14'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'6 x 10'6</b>			<b>x</b>			
<b>Main</b>	<b>Living Room</b>	<b>13' x 13'4</b>			<b>x</b>			

Finished Floor (Main): **1,520**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,520**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,040 sq. ft.**

Bachelor Units: Income as at:  
1 Bed Units:  
2 Bed Units: Income/annum:  
3 Bed Units: Less Op. Exp:  
Other Units: Net Op. Income:  
Suite:  
Crawl/Bsmt. Height:  
Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Below</b>	<b>4</b>	<b>No</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4	<b>Below</b>	<b>4</b>	<b>No</b>
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Realty Executives Pr. Rupert**

**Side by Side Duplex! Perched on a rock bluff this house sits a massive 10,000 square foot lot which includes 50 x 100 square feet of buildable, vacant land, adjacent to your duplex. With a total of 6 bedrooms and 4 bathrooms, you could live comfortably in one side while renting the other, or use this property as dual rental income. Notable features include; wood burning fireplaces, lane access & ample parking, privacy and beautiful surrounding views. Whether you are looking for a home with a mortgage helper, rental property, or a development project, this property is offers it ALL!**



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**Active**  
**R2319202**

Board: N  
 Fourplex

**60-66 WEDEENE STREET**

Kitimat (Zone 89)  
 Kitimat  
 V8C 1W2

Multifamily  
**\$409,000** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$449,900</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>6</b>	Frontage (metres): <b>0.00</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1956</b>
Lot Area (sq.ft.): <b>13,271.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>62</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R3-A</b>
Rear Yard Exp:	Bathrooms:	<b>1</b>	Gross Taxes: <b>\$2,506.72</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>011-939-516</b>		Tour:

View: **Yes: MOUNTAINS**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit:  
 Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Wall/Wall/Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT 12 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN 3598**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 10'1			x			x
Main	Dining Room	10'7 x 8'			x			x
Main	Living Room	17'10 x 12'8			x			x
Above	Bedroom	10'6 x 7'			x			x
Above	Bedroom	11'8 x 10'1			x			x
Above	Bedroom	10'6 x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,956</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,956</b>	1 Bed Units:		1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>3,912 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>1,956</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>5,868 sq. ft.</b>	Basement: <b>Full, Unfinished</b>		7				
				8				

Listing Broker(s): **RE/MAX Kitimat Realty**

**This 4 plex has two 3 bedroom units and two 2 bedroom units with a total of over 5800 sq ft on 3 floors. Some updates have been done including vinyl sidings and windows and laminate flooring. These could make a great rental property with the incoming workers to Kitimat.**



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**Active**  
**R2328642**

Board: V  
Duplex

**3952-3954 BOND STREET**

Burnaby South  
Central Park BS  
V5H 1E6

Multifamily  
**\$2,350,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>80.51</b>	Original Price: <b>\$2,350,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>7</b>	Frontage (metres): <b>24.54</b>
Depth / Size (ft.): <b>99.02</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1955</b>
Lot Area (sq.ft.): <b>8,019.00</b>	Beds in Bsmt:	<b>1</b>	Age: <b>63</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>R5</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$7,887.50</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>001-899-872</b>		Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Carpport; Single**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Softwood, Tile, Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL NWP14436 LT D DL 34 LD 36. GROUP 1.**  
Amenities:  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 12'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Bedroom	10'1' x 10'			x			x
Bsmt	Recreation	12' x 20'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,998</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,998</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>3,996 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Suite:		5				Door Height:
Grand Total:	<b>3,996 sq. ft.</b>	Crawl/Bsmt. Height:		6				
		Basement: <b>Full</b>		7				
				8				

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**  
**Non strata duplex on a big lot 80.5'x99. Each side has 3 bedrooms one bath up and one bedroom, recroom and 2 pc bath down. Laminate floor and good condition. Each side can be rented for about \$3000. Each side has a drive way for 2 parking. The lot is Rectangular and Zoning is RS which allows a legal duplex. Zoning likely to change as per community plan to RM3 allowing 1.5% FSR. Huge future potential. Dimensions are approximate and for one side Court ordered sale. Offers subject to court approval.**