



Presented by:
Luis Ayala PREC*

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Active
R2426207

Board: V
Duplex

1411-1413 DUTHIE AVENUE

Burnaby North
Sperling-Duthie
V5A 2R7

Multifamily
\$2,169,000 (LP)
(SP)



Sold Date:	Frontage (feet):	144.00	Original Price: \$2,169,000
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 43.89
Depth / Size (ft.): 72	Bedrooms:	4	Approx. Year Built: 1978
Lot Area (sq.ft.): 10,368.00	Beds in Bsmt:	1	Age: 42
Flood Plain: No	Beds not in Bsmt:	3	Zoning: DUPLEX
Rear Yard Exp: West	Bathrooms:	6	Gross Taxes: \$8,462.09
Council Apprv?:	Full Baths:	6	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 002-672-154		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **4** Parking Access:
Parking: **Carport; Multiple, Open**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEARER**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **Yes: CURRENT TENANCIES**
Fixtures Rmvd: **Yes: CURRENT TENANCIES**
Floor Finish: **Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 383, PLAN NWP44349, DISTRICT LOT 135, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 1050-7190**

Amenities: **Garden**

Site Influences: **Central Location, Golf Course Dev., Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Bsmt	Dining Room	13' x 12'			x
Main	Kitchen	15' x 9'	Bsmt	Other	12' x 10'			x
Main	Dining Room	15' x 9'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Laundry	15' x 12'			x			x
Bsmt	Foyer	10' x 10'			x			x
Bsmt	Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Bsmt	Living Room	21' x 12'			x			x

Finished Floor (Main):	1,435	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,215	1 Bed Units:		1	Main	3	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	3	Yes	Pool:
Finished Floor (Total):	2,650 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
		Suite:		5	Below	4	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Below	4	No	
Grand Total:	2,650 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Royal LePage West Real Estate Services

ATTENTION: Investors/Builders/Large Families. This Large, Flat and Level (72' x 144') lot is over 10,368 SQ FT. S/S Duplex has Large Double Carports and is in the heart of North Burnaby. Main Floors have 3 piece Ensuites, Stone F/P's, decks front & concrete deck at back, dishwashers and floor plans typically in a house. Basements are fully finished w/lots of access doors, strategic laundry area, 4 bedrooms, and 3 bathrooms per side. Great Rental Income Revenue. R-4 Zoning and could be a Potential Strata.



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Active
R2427219

Board: V
Duplex

1109 KENSINGTON AVENUE

Burnaby North
Parkcrest
V5B 4B9

Multifamily
\$2,499,000 (LP)
(SP)



Sold Date:	Frontage (feet):	72.00	Original Price: \$2,499,000
Meas. Type: Feet	# of Rooms:	21	Frontage (metres): 21.95
Depth / Size (ft.): 121	Bedrooms:	9	Approx. Year Built: 1967
Lot Area (sq.ft.): 8,712.00	Beds in Bsmt:	0	Age: 53
Flood Plain:	Beds not in Bsmt:	9	Zoning: R4
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$7,464.90
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 002-669-277		Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Metered

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Hardwood, Laminate, Mixed**
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **0**

Legal: **LOT 228, PLAN NWP28115, DISTRICT LOT 129, GROUP 1, NEW WESTMINSTER LAND DISTRICT - WHOLE DUPLEX**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'	Main	Living Room	17' x 13'	Main	Laundry	10' x 6'
Main	Dining Room	9' x 11'	Main	Dining Room	9' x 11'			x
Main	Kitchen	14' x 10'	Main	Kitchen	14' x 10'			x
Main	Bedroom	10' x 9'	Main	Bedroom	10' x 9'			x
Main	Bedroom	9' x 14'	Main	Bedroom	13' x 10'			x
Below	Living Room	19' x 13'	Main	Bedroom	10' x 13'			x
Below	Kitchen	10' x 10'	Below	Living Room	17' x 13'			x
Below	Bedroom	13' x 12'	Below	Kitchen	10' x 10'			x
Below	Bedroom	13' x 10'	Below	Bedroom	11' x 10'			x
Below	Laundry	9' x 6'	Below	Bedroom	10' x 10'			x

Finished Floor (Main):	2,376	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Below	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,600	3 Bed Units:	Less Op. Exp:	3	Main	5	No	Pool:
Finished Floor (Total):	3,976 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,976 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **Nu Stream Realty Inc.**

1109 Kensington Ave & 6440 Napier St. Fantastic investment opportunity. Full side by side Duplex with 4 suites, on huge 72'x121' lot. One side (1109 Kensington Ave) has 3 bedrooms up & 2 bedroom suite down & the other side (6440 Napier St) has 2 bedrooms up and 2 bedroom suite down. 6440 Napier St side was extensively renovated with new kitchens up and down, refinished hardwood up and new laminate down, new bathrooms up, and down and repainted, all the updates was done in 2012. Great for 2 families to live together or excellent revenue generator. Very convenient location just a few blocks from Burnaby North Secondary, shopping and transit to SFU, the Skytrain. Tenant occupied, 24 hour notice needed for showing.



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Active
R2436310

Board: V
Duplex

720-722 SPERLING AVENUE

Burnaby North
Sperling-Duthie
V5B 4H5

Multifamily
\$1,699,999 (LP)

(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$1,699,999
Meas. Type: Feet	# of Rooms:	20	Frontage (metres): 21.34
Depth / Size (ft.): 110	Bedrooms:	12	Approx. Year Built: 1962
Lot Area (sq.ft.): 7,700.00	Beds in Bsmt:	3	Age: 58
Flood Plain: No	Beds not in Bsmt:	9	Zoning: R5
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$6,952.80
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 000-818-917		Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

Sewer Type: **City/Municipal**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **2**

Metered

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**

Dist. to School Bus:

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

Smoke Detectors?: **N**

Legal: **LOT 2, PLAN NWP23700, DISTRICT LOT 206, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'	Main	Kitchen	10' x 10'			x
Main	Living Room	14' x 14'	Main	Living Room	14' x 14'			x
Main	Bedroom	14' x 13'	Main	Bedroom	14' x 13'			x
Main	Bedroom	14' x 13'	Main	Bedroom	14' x 13'			x
Main	Bedroom	10' x 10'	Main	Bedroom	10' x 10'			x
Below	Kitchen	10' x 10'	Bsmt	Kitchen	10' x 10'			x
Below	Living Room	14' x 14'	Bsmt	Living Room	14' x 14'			x
Below	Bedroom	14' x 13'	Bsmt	Bedroom	14' x 13'			x
Below	Bedroom	14' x 13'	Bsmt	Bedroom	14' x 13'			x
Below	Bedroom	10' x 10'	Bsmt	Bedroom	10' x 10'			x

Finished Floor (Main):	2,367	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	2,223	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	4,590 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,590 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Jovi Realty Inc.**

FULL DUPLEX R5 Zoning on 70x110 7,700sq.ft. Lot. Non-strata. Huge Duplex with Living Area of 4,600sq.ft on Big Lot of 7,700sq.ft in Prime North Burnaby Area. [[[HUGE RENTAL INCOME MACHINE !!!! - 12 BEDS TOTAL]]]]



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Active
R2437973

Board: V
Duplex

6565 IMPERIAL STREET

Burnaby South
Upper Deer Lake
V5E 1M7

Multifamily
\$1,800,000 (LP)
(SP)



Sold Date:	Frontage (feet):	83.00	Original Price: \$1,800,000
Meas. Type: Feet	# of Rooms:	28	Frontage (metres): 25.30
Depth / Size (ft.): 96	Bedrooms:	10	Approx. Year Built: 1974
Lot Area (sq.ft.): 7,968.00	Beds in Bsmt:	0	Age: 46
Flood Plain:	Beds not in Bsmt:	10	Zoning: R5
Rear Yard Exp:	Bathrooms:	6	Gross Taxes: \$7,363.93
Council Apprv?:	Full Baths:	4	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 003-360-954		Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Other**

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

Metered

Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Multiple, Other**
Dist. to Public Transit: **WALKING DIST** Dist. to School Bus: **WALKING DIST**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **PARCEL AEX E82.5', LOT 68, PLAN NWP1146, DISTRICT LOT 92, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 13'6	Main	Bedroom	11'10 x 9'1	Below	Kitchen	13'4 x 10'
Main	Living Room	22' x 13'8	Main	Bedroom	11'8 x 9'2	Below	Kitchen	13'4 x 10'
Main	Dining Room	10'9 x 8'10	Main	Walk-In Closet	6'1 x 5'5	Below	Media Room	17'2 x 13'4
Main	Dining Room	10'8 x 8'10	Main	Walk-In Closet	6' x 5'5	Below	Media Room	17'2 x 13'4
Main	Kitchen	16'4 x 11'8	Below	Living Room	14'9 x 13'4	Below	Laundry	9'8 x 6'11
Main	Kitchen	16'4 x 11'10	Below	Living Room	14'9 x 13'4	Below	Laundry	10'1 x 6'9
Main	Master Bedroom	15'1 x 11'1	Below	Bedroom	11'3 x 9'11	Below	Foyer	7'10 x 7'4
Main	Master Bedroom	15'1 x 10'9	Below	Bedroom	11'11 x 11'3	Below	Foyer	7'10 x 7'
Main	Bedroom	12'2 x 11'10	Below	Bedroom	12'1 x 10'4			x
Main	Bedroom	12'1 x 11'8	Below	Bedroom	11'11 x 10'3			x

Finished Floor (Main):	2,008	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	2	Yes	Barn:
Finished Floor (Below):	2,170	2 Bed Units:	Income/annum:	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total):	4,178 sq. ft.	Other Units:	Net Op. Income:	4	Main	3	No	Garage Sz:
		Suite:		5	Below	3	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Below	3	No	
Grand Total:	4,178 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Sutton Centre Realty**

Income producing side by side Duplex. Rents currently below market value. Each side containing 5 bedrooms, 2 kitchens and 3 bathrooms. Perfect conditions for rental, nearby transit, restaurants and parks. Easy access to Metrotown Shopping Centre. Lots of childcare facilities and schools within walking distance which include, Little Montessori Daycare, Bear Paws Child Care, Ecole Brantford Elementary School, Windsor Elementary and many more! Could use some TLC.



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Active
R2439959

Board: V
Duplex

3858 3856 IMPERIAL STREET

Burnaby South
Suncrust
V5J 1A2

Multifamily
\$1,699,900 (LP)
(SP)



Sold Date:	Frontage (feet):	61.00	Original Price: \$1,699,900
Meas. Type: Feet	# of Rooms:	27	Frontage (metres): 18.59
Depth / Size (ft.): 133	Bedrooms:	6	Approx. Year Built: 1955
Lot Area (sq.ft.): 8,133.00	Beds in Bsmt:	0	Age: 65
Flood Plain: No	Beds not in Bsmt:	6	Zoning: R3
Rear Yard Exp: South	Bathrooms:	4	Gross Taxes: \$5,963.55
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?: Yes	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 002-532-859		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**

Construction: **Frame - Wood**

Exterior: **Mixed, Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel: **None**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

Metered

Total Parking: **2**

Parking:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Covered Parking: **2**

Garage; Double

Parking Access: **Rear**

Dist. to School Bus:

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Laminate, Mixed**

Sprinklers?: **No**

Smoke Detectors?: **Y**

Bylaw Infractions?: **N**

Legal: **LOT 5, PLAN NWP1314, DISTRICT LOT 150, GROUP 1, NEW WESTMINSTER LAND DISTRICT, W61'**

Amenities: **Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'2 x 10'1	Main	Living Room	12'7 x 12'7	Below	Utility	4'4 x 6'10
Main	Bedroom	11'2 x 10'1	Main	Foyer	4'6 x 3'2	Below	Bedroom	10'8 x 11'5
Main	Kitchen	9'1 x 11'10	Below	Bedroom	10'8 x 11'5	Below	Living Room	17'3 x 13'3
Main	Dining Room	12'7 x 8'10	Below	Living Room	9'4 x 19'1	Below	Dining Room	18'10 x 5'3
Main	Living Room	12'7 x 12'7	Below	Dining Room	8'0 x 13'10	Below	Laundry	9'5 x 6'7
Main	Foyer	4'6 x 3'2	Below	Kitchen	6'8 x 7'5	Below	Kitchen	6'0 x 6'11
Main	Bedroom	11'2 x 10'1	Below	Pantry	10'0 x 4'7	Below	Storage	6'6 x 7'7
Main	Bedroom	11'2 x 10'1	Below	Storage	6'6 x 7'7			x
Main	Kitchen	9'1 x 11'10	Below	Laundry	9'5 x 6'7			x
Main	Dining Room	12'7 x 8'10	Below	Utility	5'2 x 14'1			x

Finished Floor (Main):	1,682	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	1,688	2 Bed Units:	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	3	No	Pool:
Finished Floor (Total):	3,370 sq. ft.	Other Units:	Net Op. Income:	4	Below	3	No	Garage Sz: 25'2 X 44'6
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	124	Crawl/Bsmt. Height:		6				
Grand Total:	3,494 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7				
				8				

Listing Broker(s): **Century 21 In Town Realty**

THIS DUPLEX IS SITUATED IN A PERFECT LOCATION, WITH CENTRAL PARK ACROSS THE STREET. A QUICK WALK AND YOU'RE AT METROTOWN AND THE SKYTRAIN STATION. WORLD CLASS SHOPPING IS ONLY MINUTES AWAY, AS WELL AS GROCERY STORES, TRANSIT LINES, MOVIE THEATERS AND GREAT RESTAURANTS. PRIVATE PARKING IS INCLUDED IN THE DETACHED DOUBLE GARAGE. INCREDIBLY MAINTAINED PROPERTY WITH EASY TO CARE FOR YARD. 4 BEDROOMS, 2 BATHROOMS, 2 KITCHENS UPSTAIRS. 2 BEDROOMS, 2 BATHROOMS, 2 KITCHENS DOWNSTAIRS. PERFECT INVESTMENT OPPORTUNITY. MAKE AN APPOINTMENT AND COME SEE FOR YOURSELF!