



Presented by:
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Active
R2441417

Board: V
Other

21369 RIVER ROAD

Maple Ridge
West Central
V2X 2B2

Multifamily
\$1,299,900 (LP)
(SP)



Sold Date:	Frontage (feet):	150.00	Original Price: \$1,299,900
Meas. Type: Feet	# of Rooms:	6	Frontage (metres): 45.72
Depth / Size (ft.): irregular	Bedrooms:	2	Approx. Year Built: 1964
Lot Area (sq.ft.): 12,270.00	Beds in Bsmt:	0	Age: 56
Flood Plain: No	Beds not in Bsmt:	2	Zoning: RS 1
Rear Yard Exp: North	Bathrooms:	1	Gross Taxes: \$8,439.50
Council Apprv?:	Full Baths:	1	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?:
	P.I.D.: 010-399-046		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Metered

Total Parking: **9** Covered Parking: **6** Parking Access: **Front**
Parking: **Carpport; Multiple, Open**
Dist. to Public Transit: **Door** Dist. to School Bus: **6 BLK**
Title to Land: **Freehold NonStrata**

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

Legal: **LT 2 DL 248 GRP 1 NEW WESTMINSTER LAND DISTRICT PL 21596**

Amenities: **Shared Laundry**

Site Influences: **Central Location**
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 12'6			x			x
Main	Dining Room	12'6 x 8'0			x			x
Main	Kitchen	11'6 x 8'0			x			x
Main	Eating Area	11'6 x 6'0			x			x
Main	Master Bedroom	12'6 x 11'7			x			x
Main	Bedroom	11'7 x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,160	Bachelor Units:	Income as at:	12/31/2019	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,160	1 Bed Units: 1			1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units: 5	Income/annum:	\$66,504.00	2				Workshop/Shed:
Finished Floor (Basement):	2,160	3 Bed Units:	Less Op. Exp:	\$26,132.00	3				Pool:
Finished Floor (Total):	6,480 sq. ft.	Other Units:	Net Op. Income:	\$40,372.00	4				Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6				
Grand Total:	6,480 sq. ft.	Basement: Fully Finished			7				
					8				

Listing Broker(s): **Royal LePage - Brookside Realty**

OPPORTUNITY !! How about owning your own apartment block. This building has a total 6480 square feet on 3 floors and is set on a 12279 sq foot corner lot in a prime residential area in west Maple Ridge. The apartment building has 5 two bedroom units and 1 one bedroom unit all with longer term tenants. The measurements on the listing are for a two bedroom (all 5 are the same plan) which is 860 square feet. The building has hot water heat and there is one covered parking for each unit. Recent upgrades vinyl windows, torch on roof approximately 13 years old, freshly painted outside in 2019, metal roof on covered parking and new flooring in a top floor unit. Four of the 6 tenants have been there 7-15 years. Unique opportunity!