



Presented by:
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Active
R2435338

Board: F
Fourplex

33162-33164 3 AVENUE

Mission
Mission BC
V2V 1N9

Multifamily
\$1,590,000 (LP)
(SP)

LAND DEVELOPMENT PROPOSAL

33162 3 Avenue
Mission, BC V2V 1N9



Sold Date:	Frontage (feet):	75.00	Original Price: \$1,590,000
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 22.86
Depth / Size (ft.): 122	Bedrooms:	8	Approx. Year Built: 1986
Lot Area (sq.ft.): 9,150.00	Beds in Bsmt:	0	Age: 34
Flood Plain: No	Beds not in Bsmt:	8	Zoning: MA52
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$3,602.67
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.:	002-058-456	Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**
Sprinklers?:
Bylaw Infractions?:
Smoke Detectors?:

Legal: **LOT A, BLOCK 79, PLAN NWP664, DISTRICT LOT 411, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (SEE Y99230) DBL EXP# C8030508**

Amenities:

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Main	Kitchen	12' x 11'			x
Main	Kitchen	12' x 11'	Main	Dining Room	12' x 9'			x
Main	Dining Room	12' x 9'	Main	Bedroom	11' x 4'			x
Main	Bedroom	11' x 11'	Main	Bedroom	12' x 10'			x
Main	Bedroom	12' x 10'	Main	Bedroom	14' x 11'			x
Main	Bedroom	14' x 11'	Below	Living Room	11' x 11'			x
Below	Living Room	11' x 11'	Below	Kitchen	9' x 9'			x
Below	Kitchen	9' x 9'	Below	Bedroom	13' x 11'			x
Below	Bedroom	13' x 11'			x			x
Main	Living Room	17' x 14'			x			x

Finished Floor (Main):	2,000	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):	2,000	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,000 sq. ft.	Basement: Fully Finished		7				
				8				

Listing Broker(s): **Royal LePage Wheeler Cheam Realty**

Sutton Centre Realty

Potential to build a 5 storey low rise condo building. 9150 sq.ft. lot in a high density zone. 4.5 F.S.R., Preliminary plans for a 5 storey wood frame building. 33 units + 2 levels of parking is planned. Plans + documents available upon request. Call for more information.