



Presented by:
Luis Ayala PREC*

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Active
R2431138

Board: V
Other

411 THIRD AVENUE

New Westminster
Queens Park
V3L 2S3

Multifamily
\$5,288,800 (LP)
(SP)



Sold Date:	Frontage (feet):	97.00	Original Price: \$5,288,800
Meas. Type: Feet	# of Rooms:	30	Frontage (metres): 29.57
Depth / Size (ft.): 175	Bedrooms:	10	Approx. Year Built: 1912
Lot Area (sq.ft.): 17,667.00	Beds in Bsmt:	0	Age: 108
Flood Plain:	Beds not in Bsmt:	10	Zoning: RS-1
Rear Yard Exp:	Bathrooms:	11	Gross Taxes: \$12,710.97
Council Apprv?:	Full Baths:	11	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 013-396-595		Tour:

View: :

Complex / Subdiv:

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

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **5**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **5** Covered Parking: **5** Parking Access: **Rear**
Parking: **Add. Parking Avail., Garage, Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **LOT 27, SUB BLOCK 6, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOTS 7, 39 & 40**

Amenities: **Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'	Main	Kitchen	10' x 5'	Main	Bedroom	13' x 10'
Main	Kitchen	10' x 5'	Main	Bedroom	13' x 10'	Main	Living Room	15' x 15'
Main	Bedroom	13' x 10'	Main	Living Room	15' x 15'	Main	Kitchen	10' x 5'
Main	Living Room	15' x 15'	Main	Kitchen	10' x 5'	Main	Bedroom	13' x 10'
Main	Kitchen	10' x 5'	Main	Bedroom	13' x 10'	Above	Living Room	15' x 15'
Main	Bedroom	13' x 10'	Main	Living Room	15' x 15'	Above	Kitchen	10' x 5'
Main	Living Room	15' x 15'	Main	Kitchen	10' x 5'	Above	Bedroom	13' x 10'
Main	Kitchen	10' x 5'	Main	Bedroom	13' x 10'	Above	Living Room	15' x 15'
Main	Bedroom	13' x 10'	Main	Living Room	15' x 15'	Above	Kitchen	10' x 5'
Main	Living Room	15' x 15'	Main	Kitchen	10' x 5'	Above	Bedroom	13' x 10'

Finished Floor (Main):	3,335	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	3,425	1 Bed Units:		1	Main	4	No	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	4	No	Pool:
Finished Floor (Total):	6,760 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
		Suite:		5	Main	4	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Main	4	No	
Grand Total:	6,760 sq. ft.	Basement: Full, Fully Finished		7	Main	4	No	
				8	Main	4	No	

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

UNBEATABLE INVESTMENT OPPORTUNITY W/ REDEVELOPMENT POTENTIAL! 11-unit multifamily building in prime Queens Park location in New Westminster. 17,667 sq.ft of land, 9,800+ sq.ft of living area, non-heritage status, 10 self contained suites (Four studios & Six 1 bdrms), plus one caretaker suite (studio), plus separate five stall garage building. Separately metered for all utilities. Low maintenance costs of approx 10% of gross income. Low property tax. Queens Park OCP 2041 proposes medium density transition zone. 3 laneways converging at rear of property allows for strategic redevelopment access points. Updates incl new roof in 2006, newer HE boiler system, all electrical & copper piping done in 90's, clean environmental phase 1. Approx \$200,000 of NET INCOME. Priced at 3.8% cap rate



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Active
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Board: V
Duplex

112 114 DEBECK STREET

New Westminster
Sapperton
V3L 5E4

Multifamily
\$1,040,000 (LP)
(SP)



Sold Date:	Frontage (feet):	57.61	Original Price: \$1,040,000
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 17.56
Depth / Size (ft.): 106.3	Bedrooms:	4	Approx. Year Built: 1975
Lot Area (sq.ft.): 6,124.00	Beds in Bsmt:	0	Age: 45
Flood Plain:	Beds not in Bsmt:	4	Zoning: RT1
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$4,437.46
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 010-462-155		Tour:
View:	Yes: River + Mtns		
Complex / Subdiv:	SAPPERTON		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	City/Municipal		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces: **0**

Metered

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 42, SUB BLOCK 3, PLAN NWP21463, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 13'	Below	Bedroom	11'9 x 9'			x
Main	Dining Room	11' x 10'	Below	Laundry	7'5 x 6'			x
Main	Kitchen	10'5 x 8'5			x			x
Main	Master Bedroom	13' x 11'5			x			x
Main	Bedroom	11'2 x 10'			x			x
Main	Laundry	8' x 6'5			x			x
Below	Living Room	15' x 13'5			x			x
Below	Dining Room	10' x 9'4			x			x
Below	Kitchen	10'8 x 8'			x			x
Below	Master Bedroom	12'3 x 11'6			x			x

Finished Floor (Main): 1,107	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): 1,107	2 Bed Units:	Income/annum:	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 2,214 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 2,214 sq. ft.	Basement: None		7				
			8				

Listing Broker(s): **RE/MAX All Points Realty**

1975 legal, 2314 sf, non strata titled, up/down duplex w/2 bdrms up + 2 bdrms down + 2 single garages. Gorgeous river views, fenced yard, 1 year old roof & close to Skytrain, shopping, parks, schools & Royal Columbian Hospital. Up has electric heat, gas f/p, enclosed balcony & fenced private patio. Down has in floor radiant heat & large grassy backyard. Both units are self contained with their own electric & gas meters, separate entrances, laundry & outside yard areas + garage & storage shed. RT-1 duplex zoning with OCP land use designation RM.