



Presented by:
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Active
R2441750

Board: V
Duplex

432-434 W KEITH ROAD

North Vancouver
Central Lonsdale
V7M 1M3

Multifamily
\$2,198,000 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,198,000
Meas. Type: Feet	# of Rooms:	24	Frontage (metres): 15.24
Depth / Size (ft.): 140	Bedrooms:	10	Approx. Year Built: 1978
Lot Area (sq.ft.): 6,991.00	Beds in Bsmt:	0	Age: 42
Flood Plain: No	Beds not in Bsmt:	10	Zoning: RT-1
Rear Yard Exp:	Bathrooms:	6	Gross Taxes: \$6,880.00
Council Apprv?:	Full Baths:	6	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 007-323-379		Tour: Virtual Tour URL

View: **Yes: CITY & WATER**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **4**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
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?: **Yes**
Bylaw Infractions?: **n**
Smoke Detectors?: **Y**

Legal: **PL VAP 17071 LT G BLK 65 DL 271 LD 36 GRP 1**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	8'8 x 8'5	Main	Dining Room	9'6 x 8'2	Below	Bedroom	15'2 x 8'2
Above	Master Bedroom	11'2 x 10'8	Main	Living Room	23'8 x 8'7	Below	Dining Room	8'7 x 8'
Above	Bedroom	12'2 x 8'3	Below	Kitchen	8' x 7'3	Below	Living Room	11'10 x 9'6
Above	Bedroom	9'11 x 8'3	Below	Master Bedroom	14'3 x 11'1	Below	Foyer	9'6 x 7'5
Above	Dining Room	9'6 x 8'5	Below	Bedroom	11'10 x 8'			x
Above	Living Room	23'8 x 8'5	Below	Dining Room	8'9 x 8'			x
Main	Kitchen	8'8 x 7'2	Below	Living Room	11'1 x 9'6			x
Main	Master Bedroom	11'2 x 10'9	Below	Foyer	9'6 x 7'5			x
Main	Bedroom	14'5 x 8'2	Below	Kitchen	8' x 7'5			x
Main	Bedroom	9'7 x 8'2	Below	Master Bedroom	14'2 x 10'8			x

Finished Floor (Main):	2,110	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Above	4	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,110 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
		Suite:		5	Above	4	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Below	4	No	
Grand Total:	2,110 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Royal LePage Sussex**

3.9 Cap Rate!! Calling all investors! Spectacular view of downtown & Lions Gate Bridge from the top floor! This terrific income producing property brings in over \$100,000 a year in gross revenue. Great tenants. Potential redevelopment site! Features a HUGE 50 x 140 lot with lane access. Walk score of 75! Close to Lonsdale shops, cafes, restaurants, parks. Queen Mary and Carson Graham catchment (18 school) Great transit route for busing or a short walk to the sea bus. On-street bicycle route just outside! Half renovated, newer roof on whole building with newer hot water tanks. Two 2 bedroom 1 bathroom self contained suites downstairs & two 3 bedroom 2 bathroom self contained suites upstairs. All rezoning inquiries should be made to the City of North Vancouver. Cap Rate calculated by seller