



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
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Active
R2430085

Board: V
Other

1420 NAPIER STREET

Vancouver East
Grandview Woodland
V5L 2M5

Multifamily
\$4,399,900 (LP)
(SP)



| | | | |
|------------------------------------|----------------------------|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 88.00 | Original Price: \$4,399,900 |
| Meas. Type: Feet | # of Rooms: | 22 | Frontage (metres): 26.82 |
| Depth / Size (ft.): 32 | Bedrooms: | 12 | Approx. Year Built: 1912 |
| Lot Area (sq.ft.): 2,816.00 | Beds in Bsmt: | 0 | Age: 108 |
| Flood Plain: | Beds not in Bsmt: | 12 | Zoning: RM-4 |
| Rear Yard Exp: South | Bathrooms: | 5 | Gross Taxes: \$12,664.29 |
| Council Apprv?: | Full Baths: | 5 | For Tax Year: 2019 |
| If new, GST/HST inc?: | Half Baths: | 0 | Tax Inc. Utilities?: No |
| | P.I.D.: 014-234-831 | | Tour: Virtual Tour URL |

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year: **2012**
R.I. Plumbing:
R.I. Fireplaces:

Metered

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **None**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Softwood**
Sprinklers?: **Yes** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT A, BLOCK J, PLAN VAP1886, DISTRICT LOT 182, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 32**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|----------------|--------------|-------|---------|-------------|
| Main | Kitchen | 13'9 x 10'6 | Above | Master Bedroom | 14'5 x 13'9 | Above | Bedroom | 12'3 x 10'4 |
| Main | Living Room | 12'3 x 10'4 | Above | Bedroom | 10'6 x 7'1 | Above | Bedroom | 10'6 x 7'1 |
| Main | Kitchen | 13'9 x 10'6 | Above | Bedroom | 12'3 x 6'8 | | | x |
| Main | Living Room | 12'3 x 10'4 | Above | Master Bedroom | 14'5 x 13'9 | | | x |
| Main | Kitchen | 13'9 x 10'6 | Above | Bedroom | 12'3 x 6'8 | | | x |
| Main | Living Room | 12'3 x 10'4 | Above | Bedroom | 10'6 x 7'1 | | | x |
| Main | Kitchen | 13'9 x 10'6 | Above | Master Bedroom | 16'10 x 13'9 | | | x |
| Main | Living Room | 12'3 x 10'4 | Above | Bedroom | 12'3 x 10'4 | | | x |
| Main | Kitchen | 13'9 x 10'6 | Above | Bedroom | 10'6 x 7'1 | | | x |
| Main | Living Room | 12'3 x 10'4 | Above | Master Bedroom | 16'10 x 13'9 | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|-----------------------|-----------------|---------------------|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main): | 346 | Bachelor Units: | Income as at: | 12/31/2018 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 567 | 1 Bed Units: | | | 1 | Above | 4 | No | Barn: |
| Finished Floor (Below): | 346 | 2 Bed Units: | Income/annum: | \$192,954.00 | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | 3 Bed Units: 6 | Less Op. Exp: | | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): | 1,259 sq. ft. | Other Units: | Net Op. Income: | \$165,000.00 | 4 | Above | 4 | No | Garage Sz: |
| | | Suite: | | | 5 | Above | 4 | No | Grg Dr Ht: |
| Unfinished Floor: | 0 | Crawl/Bsmt. Height: | | | 6 | | | | |
| Grand Total: | 1,259 sq. ft. | Basement: Full | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Keller Williams Elite Realty**

Hello investors ?? This is a very rare and unique opportunity to own 6 income generating townhomes sitting pretty on a corner lot in East Van. Close to Commercial drive with insane long term potential. Deals like this don't come up often. Priced below assessed value. Net Operating Income of \$165,000. Total income for 2018 was \$192,954. Great tenants already in place. The lot has serious holding potential being 88 feet wide by 32 feet deep and on the corner of Napier and McLean. Lots of upgrades over the years. New Windows last year. Supporting documents available upon request.



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Active
R2431616

Board: V
Fourplex

6528 VICTORIA DRIVE

Vancouver East
Killarney VE
V5P 3X9

Multifamily
\$2,500,000 (LP)
(SP)



| | | | |
|------------------------------------|--|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 32.90 | Original Price: \$2,500,000 |
| Meas. Type: Feet | # of Rooms: | 7 | Frontage (metres): 10.03 |
| Depth / Size (ft.): 118 | Bedrooms: | 2 | Approx. Year Built: 1946 |
| Lot Area (sq.ft.): 3,882.00 | Beds in Bsmt: | 0 | Age: 74 |
| Flood Plain: | Beds not in Bsmt: | 2 | Zoning: C2 |
| Rear Yard Exp: | Bathrooms: | 3 | Gross Taxes: \$20,558.12 |
| Council Apprv?: | Full Baths: | 1 | For Tax Year: 2019 |
| If new, GST/HST inc?: | Half Baths: | 2 | Tax Inc. Utilities?: |
| | P.I.D.: 003-382-869 | | Tour: |
| View: | Yes: MOUNTAINS, CITY FROM ROOF TOP | | |
| Complex / Subdiv: | | | |
| Services Connected: | Electricity, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | City/Municipal | | |

| | | | | | | | |
|------------------|--|--------------------------|------------------------------|-------------------------------------|--|----------------------|-------------|
| Style of Home: | 2 Storey | Total Parking: | 3 | Covered Parking: | | Parking Access: | Rear |
| Construction: | Concrete Block, Frame - Wood, Other | Parking: | | Open, Other, Visitor Parking | | | |
| Exterior: | Brick, Mixed, Stucco | Dist. to Public Transit: | 0 | | | Dist. to School Bus: | 0 |
| Foundation: | Concrete Perimeter | Title to Land: | Freehold NonStrata | | | | |
| Rain Screen: | | Property Disc.: | No | | | | |
| Renovations: | Partly | Fixtures Leased: | No | | | | |
| # of Fireplaces: | 0 | Fixtures Rmvd: | No | | | | |
| Fireplace Fuel: | | Floor Finish: | Laminate, Mixed, Tile | | | | |
| Water Supply: | City/Municipal | Sprinklers?: | No | | | Smoke Detectors?: | P |
| Fuel/Heating: | Forced Air, Mixed | Bylaw Infractions?: | N | | | | |
| Outdoor Area: | Rooftop Deck | | | | | | |
| Type of Roof: | Torch-On | | | | | | |

Legal: **LOT 3, BLOCK 4, PLAN VAP1592, DISTRICT LOT 724, NEW WESTMINSTER LAND DISTRICT, EXC PCL A (EXPL PL 3352) & EXC W 7 FT, NOW RD**
Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|--------------------|--------------------|-------|------|------------|-------|------|------------|
| Main | Other | 10'0 x 12'0 | | | x | | | x |
| Main | Other | 15'0 x 20'0 | | | x | | | x |
| Main | Other | 11'0 x 12'0 | | | x | | | x |
| Above | Living Room | 12'0 x 11'0 | | | x | | | x |
| Above | Bedroom | 9'0 x 10'0 | | | x | | | x |
| Above | Bedroom | 10'0 x 10'0 | | | x | | | x |
| Above | Kitchen | 10'0 x 8'0 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | |
|--|-----------------------|-----------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): 2,000 | Bachelor Units: | Income as at: | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 900 | 1 Bed Units: | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | 2 Bed Units: | Income/annum: | 2 | Main | 2 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | 3 Bed Units: | Less Op. Exp: | 3 | Above | 3 | Yes | Pool: |
| Finished Floor (Total): 2,900 sq. ft. | Other Units: | Net Op. Income: | 4 | | | | Garage Sz: |
| | Suite: | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Crawl/Bsmt. Height: | | 6 | | | | |
| Grand Total: 2,900 sq. ft. | Basement: None | | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Amex - Fraseridge Realty**

Premium retail location with very busy traffic exposure, free standing building. Main floor retail space of 2000 sqft and 2nd floor space of 900 sqft. Total lease- able space of 2900 sq ft. Land size of 32.90 x 118 = 3882.20. Great Investment Opportunity for Retail/Office or Potential of Retail and Residential Mix Building. Excellent Victoria location with many many more possibilities under C2 zoning. Across the street newer building and lots of business developments and new buildings are under constructions or built in the neighbourhood of 37th Avenue to 57th Avenue. Fully leased at present w/two retail units on street level, one second-level residential suite leased, and Jim Pattison street billboard/sign income Monthly rent 7750.00 x 12 = \$93,000 [annual] plus commercial tenants partial t



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Active
R2439235

Board: V
Duplex

6212-6218 ASH STREET

Vancouver West
Oakridge VW
V5Z 3G9

Multifamily
\$4,990,000 (LP)
(SP)



| | | |
|------------------------------------|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): 70.00 | Original Price: \$4,990,000 |
| Meas. Type: Feet | # of Rooms: 16 | Frontage (metres): 21.34 |
| Depth / Size (ft.): 130 | Bedrooms: 8 | Approx. Year Built: 1965 |
| Lot Area (sq.ft.): 9,100.00 | Beds in Bsmt: 0 | Age: 55 |
| Flood Plain: | Beds not in Bsmt: 8 | Zoning: RT-1 |
| Rear Yard Exp: East | Bathrooms: 6 | Gross Taxes: \$8,765.72 |
| Council Apprv?: | Full Baths: 6 | For Tax Year: 2019 |
| If new, GST/HST inc?: | Half Baths: 0 | Tax Inc. Utilities?: |
| | P.I.D.: 009-301-291 | Tour: |

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
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: **Rear**
Parking: **Carpport; Single**
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?: **Yes** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 28, BLOCK B, PLAN VAP10803, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF BLK 1008**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|----------------|-------------|-------|------|------------|
| Main | Living Room | 14'6 x 12'6 | Main | Kitchen | 16'4 x 8' | | | x |
| Main | Dining Room | 9'8 x 8' | Main | Master Bedroom | 15'4 x 10'2 | | | x |
| Main | Kitchen | 16'4 x 9'6 | Main | Bedroom | 9' x 10' | | | x |
| Main | Master Bedroom | 15'4 x 10'2 | Main | Bedroom | 9' x 10' | | | x |
| Main | Bedroom | 9' x 10' | Main | Recreation | 25' x 12'2 | | | x |
| Main | Bedroom | 9' x 10' | Main | Bedroom | 9' x 10' | | | x |
| Above | Recreation | 25' x 12'2 | | | x | | | x |
| Main | Bedroom | 9' x 10' | | | x | | | x |
| Main | Living Room | 14'6 x 12'6 | | | x | | | x |
| Main | Dining Room | 9'8 x 8' | | | x | | | x |

Finished Floor (Main): **1,259**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,133**
Finished Floor (Total): **2,392 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,392 sq. ft.**

Bachelor Units: Income as at:
1 Bed Units:
2 Bed Units: Income/annum:
3 Bed Units: Less Op. Exp:
Other Units: Net Op. Income:
Suite:
Crawl/Bsmt. Height:
Basement: **None**

| Bath | Floor | # of Pieces | Ensuite? |
|------|--------------|-------------|------------|
| 1 | Main | 3 | Yes |
| 2 | Below | 4 | Yes |
| 3 | Main | 3 | No |
| 4 | Main | 3 | No |
| 5 | Below | 3 | Yes |
| 6 | Main | 3 | No |
| 7 | | | |
| 8 | | | |

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Amex Broadway West Realty**

BUILDER ALERT! Excellent Cambie Corridor Phase 3, with MAX FSR 1.2 for townhouse redevelopment. Convenient location right across Tisdall Park and Walk to Oakridge Mall, Skytrain station, Langara College. School catchment: Eric Hamber and Churchill Secondary School, Jamieson Elementary School. Central traffic location to downtown, West Vancouver, Burnaby, Richmond, and airport. Buyer to verify zoning and building options. Total rental \$4800/month.



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Active
R2441070

Board: V
Triplex

3676 NANAIMO STREET

Vancouver East
Renfrew Heights
V5N 5H1

Multifamily
\$1,499,000 (LP)
(SP)



| | | | |
|------------------------------------|----------------------------|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 34.27 | Original Price: \$1,499,000 |
| Meas. Type: Feet | # of Rooms: | 15 | Frontage (metres): 10.45 |
| Depth / Size (ft.): 121.61 | Bedrooms: | 5 | Approx. Year Built: 1956 |
| Lot Area (sq.ft.): 4,168.00 | Beds in Bsmt: | 1 | Age: 64 |
| Flood Plain: No | Beds not in Bsmt: | 4 | Zoning: C-1 |
| Rear Yard Exp: East | Bathrooms: | 3 | Gross Taxes: \$5,224.71 |
| Council Apprv?: | Full Baths: | 3 | For Tax Year: 2019 |
| If new, GST/HST inc?: | Half Baths: | 0 | Tax Inc. Utilities?: No |
| | P.I.D.: 004-083-202 | | Tour: Virtual Tour URL |

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Torch-On**

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

Metered

Total Parking: **3** Covered Parking: **0** Parking Access: **Rear**
Parking: **Open**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 5 BLOCK M SECTION 45 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|-------------|-------------|-------|------|------------|
| Main | Living Room | 13'5 x 13'2 | Bsmt | Living Room | 12'10 x 9'2 | | | x |
| Main | Dining Room | 9' x 8'6 | Bsmt | Kitchen | 8'2 x 7'3 | | | x |
| Main | Kitchen | 8'7 x 8'7 | Bsmt | Dining Room | 9'2 x 8'8 | | | x |
| Main | Master Bedroom | 12'2 x 9'1 | Bsmt | Bedroom | 10'1 x 8'6 | | | x |
| Main | Bedroom | 10'1 x 8'7 | Bsmt | Laundry | 11'2 x 5'1 | | | x |
| Above | Kitchen | 8'11 x 8'7 | | | x | | | x |
| Above | Master Bedroom | 12'1 x 9'7 | | | x | | | x |
| Above | Bedroom | 13'2 x 8'7 | | | x | | | x |
| Above | Den | 8'11 x 8'8 | | | x | | | x |
| Above | Living Room | 16'4 x 13'5 | | | x | | | x |

Finished Floor (Main): **854**
Finished Floor (Above): **882**
Finished Floor (Below): **854**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,590 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,590 sq. ft.**

Bachelor Units: Income as at:
1 Bed Units: **1**
2 Bed Units: **2** Income/annum:
3 Bed Units: Less Op. Exp:
Other Units: Net Op. Income:
Suite:
Crawl/Bsmt. Height:
Basement: **Fully Finished**

| Bath | Floor | # of Pieces | Ensuite? |
|------|--------------|-------------|-----------|
| 1 | Above | 4 | No |
| 2 | Main | 4 | No |
| 3 | Bsmt | 3 | No |
| 4 | | | No |
| 5 | | | No |
| 6 | | | No |
| 7 | | | No |
| 8 | | | No |

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **RE/MAX 2000 Realty**

C-1 Commercial zoned 34 x 121 sqft lot. 2 blocks from skytrain station. Finished 3 level Tri-Plex. Main floor 2 bedroom suite, upstairs 2 bedroom & den suite. Downstairs 1 bedroom suite. Fully tenanted



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Active
R2441197

Board: V
Other

1675 E 14TH AVENUE

Vancouver East
Grandview Woodland
V5N 2C9

Multifamily
\$6,800,000 (LP)
(SP)



| | | |
|------------------------------------|-----------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$6,800,000 |
| Meas. Type: Feet | # of Rooms: 30 | Frontage (metres): |
| Depth / Size (ft.): | Bedrooms: 13 | Approx. Year Built: 1911 |
| Lot Area (sq.ft.): 6,412.00 | Beds in Bsmt: 0 | Age: 109 |
| Flood Plain: | Beds not in Bsmt: 13 | Zoning: C-2C1 |
| Rear Yard Exp: | Bathrooms: 12 | Gross Taxes: \$29,622.53 |
| Council Apprv?: | Full Baths: 12 | For Tax Year: 2019 |
| If new, GST/HST inc?: | Half Baths: 0 | Tax Inc. Utilities?: |
| | P.I.D.: 024-208-451 | Tour: |

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s), Rooftop Deck**
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** Smoke Detectors?: **Y**
Bylaw Infractions?: **n**

Legal: **PARCEL H, BLOCK 170, PLAN LMP38798, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|----------------|------------|-------|----------------|------------|
| Above | Living Room | 10' x 10' | Above | Bedroom | 10' x 10' | Above | Kitchen | 10' x 10' |
| Above | Kitchen | 10' x 10' | Above | Kitchen | 10' x 10' | Above | Bedroom | 10' x 10' |
| Above | Master Bedroom | 10' x 10' | Above | Living Room | 10' x 10' | Above | Bedroom | 10' x 10' |
| Above | Living Room | 10' x 10' | Above | Master Bedroom | 10' x 10' | Above | Bedroom | 10' x 10' |
| Above | Kitchen | 10' x 10' | Above | Kitchen | 10' x 10' | Above | Kitchen | 10' x 10' |
| Above | Master Bedroom | 10' x 10' | Above | Living Room | 10' x 10' | Above | Living Room | 10' x 10' |
| Above | Living Room | 10' x 10' | Above | Master Bedroom | 10' x 10' | Above | Master Bedroom | 10' x 10' |
| Above | Kitchen | 10' x 10' | Above | Kitchen | 10' x 10' | Above | Living Room | 10' x 10' |
| Above | Bedroom | 10' x 10' | Above | Master Bedroom | 10' x 10' | Above | Kitchen | 10' x 10' |
| Above | Bedroom | 10' x 10' | Above | Living Room | 10' x 10' | Above | Master Bedroom | 10' x 10' |

| Finished Floor (Main): | 6,237 | Bachelor Units: | Income as at: | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|----------------|-----------------------|-----------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above): | 4,887 | 1 Bed Units: | | 1 | Above | 4 | No | Barn: |
| Finished Floor (Below): | 3,445 | 2 Bed Units: | Income/annum: | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 3,417 | 3 Bed Units: | Less Op. Exp: | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): | 17,986 sq. ft. | Other Units: | Net Op. Income: | 4 | Above | 4 | No | Garage Sz: |
| | | Suite: | | 5 | Above | 4 | No | Grg Dr Ht: |
| Unfinished Floor: | 0 | Crawl/Bsmt. Height: | | 6 | Above | 4 | No | |
| Grand Total: | 17,986 sq. ft. | Basement: None | | 7 | Above | 4 | No | |
| | | | | 8 | Above | 4 | No | |

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

INVESTOR ALERT! Mixed-used building in PRIME location at the corner of Commercial Drive and E. 14th Ave. 13 residential units plus 2 commercial spaces. Potential gross income of over \$300,000 per year. 7 of the 13 residential units have been updated. (Residential Breakdown: 6 - one bedroom units, 4 - two bedroom units and 3 - three bedroom units.) Unbeatable Commercial Drive location close to skytrain and countless shops, restaurants, services and Clark Park directly across the street. Potential for redevelopment. Inquire for info package and rent roll.