				Luis Ay Metro Phone:	esented by: <b>/ala PR</b> o Edge Realty : 604-551-441 vww.luisayala.	8					Ē
					yala@shaw.ca					REALT	ΓY
Active R2430085				-	PIER STR	EET				Mult	ifamily
Board: V Other				Grandv	couver East iew Woodland				\$	64,399,90	0 (LP) (SP) M
Juliei	TT.				/5L 2M5	Erontago	(foot)	88.00	Original	Dricos <b>¢</b> 4	
			1934	Sold Date: Meas. Type:	Feet	Frontage # of Roo		22	-	Price: <b>\$4,</b> e (metres):	•
				Depth / Size (		Bedroom		12	-	Year Built:	
				Lot Area (sq.ft	-			0	Approx. Age:	Tear Duilt.	1912
			Sec. Sale	Flood Plain:			in Bsmt:	-	Zoning:		RM-4
				Rear Yard Exp	: South	Bathroom		5	Gross Ta	avoc.	\$12,664.2
Hereiter C				Council Apprv		Full Bath		5	For Tax		\$12,004.2 2019
Carlos I				If new, GST/H		Half Bath		0		Utilities?:	
							s. L <b>4-234-8</b>	-		irtual Tou	
- forder	1 M K					F.I.D 01	14-234-0	51	Tour. V		
	and a second		DIER	View:							
	0-143	ONA	HIEL	Complex / Sub							
142	0-143		A ANNA DE LA	Services Conne			Gas, Wa	iter			
	~			Sewer Type:		1unicipal	D. L'				
yle of Home:	: 3 Storey Frame - Woo	d			Total Parking Parking:	: 0 Covered None	Parking: <b>0</b>	Parkin	g Access:		
terior:	Wood	-				Transit: Close		Dist. t	o School Bu	s: Close	
oundation:	Concrete Per	imeter	D	2012	Title to Land:	Freehold N	onStrata				
ain Screen: enovations:	Partly		Reno. Year: R.I. Plumbi		Property Disc	: No					
of Fireplaces	s: <b>1</b>		R.I. Firepla		Fixtures Leas	ed: No:					
	Gas - Natural City/Municip		Metered		Fixtures Rmv Floor Finish:	d: : Softwood					
uel/Heating:	••		Meleieu		Sprinklers?:	Yes		Smoke	e Detectors?	?: <b>Y</b>	
	Balcony(s)				Bylaw Infract	ions?: <b>N</b>					
ype of Roof:	-										
egal:	LOT A, BLOCH	( J, PLAN VAP	1886, DISTR	RICT LOT 182, GRO	DUP 1, NEW W	ESTMINSTER	LAND DI	STRICT, O	FLOT 32		
menities:	In Suite Laun	idry									
	: Central Locat	rion. Marina N	earby, Recre	eation Nearby, Sho	opping Nearby	,					
te Influences	Clothes Wash				opping rearby						
	Туре	Dimer	nsions Flo	oor Type		Dimensions	Floor	Т	уре		Dimensions
eatures:	Type	1 2 2		ove Maste	er Bedroom	14'5 x 13'9	Abov	e B	edroom		12'3 x 10'4
eatures: Floor <b>Main</b>	Kitchen			nana Dadua				D D	edroom	:	10'6 x 7'1
eatures: loor fain fain	Kitchen Living Room	12'3 x				10'6 x 7'1	Abov	е в	euroom		
eatures: Ioor Aain Aain Aain	Kitchen Living Room Kitchen	12'3 x 13'9 x	(10'6 Ab	ove Bedro	oom	12'3 x 6'8		е в	euroom		x x
eatures: Floor Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen	12'3 x 13'9 x 12'3 x 13'9 x	x 10'6 Ab x 10'4 Ab x 10'6 Ab	oove Bedro oove Maste oove Bedro	oom er Bedroom oom	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8		e d	euroom		x x
eatures: Floor Main Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen Living Room	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x	x 10'6 Ab x 10'4 Ab x 10'6 Ab x 10'4 Ab	oove Bedro oove Maste oove Bedro oove Bedro	oom er Bedroom oom oom	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1		e d	euroom		x x x
eatures: Floor Main Main Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 13'9 x	x 10'6 Ab   x 10'4 Ab   x 10'6 Ab   x 10'4 Ab   x 10'4 Ab   x 10'4 Ab   x 10'6 Ab	oove Bedro oove Maste oove Bedro oove Bedro oove Bedro	oom er Bedroom oom oom er Bedroom	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9		e d	euroom		x x x x
eatures: Ioor Jain Jain Jain Jain Jain Jain Jain	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 13'9 x 12'3 x 13'9 x	x 10'6 Ab   x 10'4 Ab   x 10'6 Ab	oove Bedro oove Maste oove Bedro oove Bedro oove Maste oove Bedro oove Bedro	oom er Bedroom oom oom er Bedroom oom oom	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1		e d	euroom		x x x x x x x
eatures: Floor Main Main Main Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 12'3 x 12'3 x 13'9 x 12'3 x	x 10'6 Ab   x 10'4 Ab   x 10'6 Ab	oove Bedro oove Maste oove Bedro oove Bedro oove Maste oove Bedro oove Bedro oove Bedro	oom er Bedroom oom er Bedroom oom oom er Bedroom	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9					x x x x x x x x
eatures: floor 4ain 4ain 4ain 4ain 4ain 4ain 4ain 4ain	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room (Main):	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x	x     10'6     Ab       x     10'4     Ab       x     10'6     Ab       x     10'4     Ab       x     10'4     Ab       x     10'4     Ab       x     10'4     Ab	oove Bedro oove Maste oove Bedro oove Bedro oove Maste oove Bedro oove Bedro oove Bedro	oom er Bedroom oom er Bedroom oom oom er Bedroom	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9 /2018 Bath	Floor	# of Pieces	Ensuite?		x x x x x x x
eatures: floor flain flain flain flain flain flain flain flain flain flain flain	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room (Main): (Above):	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 12'3 x 346 567	x 10'6 Ab   x 10'4 Ab   x 10'6 Ab	oove Bedro oove Maste oove Bedro oove Bedro oove Maste oove Bedro oove Bedro oove Bedro	oom er Bedroom oom er Bedroom oom er Bedroom er Bedroom at: 12/31	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9 /2018 Bath 1				Barn:	x x x x x x z buildings
eatures: loor Aain Aain Aain Aain Aain Aain Aain Aain	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room (Main): (Above): (Below): (Basement):	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 13'9 x 12'3 x 12	x     10'6     Ab       x     10'4     Ab       x     10'6     Ab       x     10'4     Ab       x     10'4     Ab       x     10'4     Ab       x     20'10'12'1     Ab       x     20'10'12'1     Ab       x     30'10'14'1     Ab       x     30'10'14'1'1     Ab	ove Bedro ove Maste ove Bedro ove Bedro ove Bedro ove Bedro ove Bedro sove Bedro sove Bedro sove Bedro sove Bedro sove Bedro sove Bedro seve Bedro sove Bedro sove Bedro sove Bedro sove Bedro seve Bedro sove Bedro sove Bedro seve Bedro sove Bedro sove Bedro sove Bedro seve Bedro sove Be	pom er Bedroom oom er Bedroom oom er Bedroom at: 12/31 num: \$192,9 xp:	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9 /2018 Bath 1 54.00 2 3	Floor Above Above Above	# of Pieces 4 4 4	Ensuite? No No No	Barn: Workshop Pool:	x x x x x z buildings /Shed:
eatures: floor Main Main Main Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room (Main): (Above): (Below): (Basement):	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12	C 10'6     Ab       C 10'4     Ab       C 10'6     Ab       C 10'4     Ab       Bachelor Units:     2 Bed Units:       2 Bed Units:     3 Bed Units:       3 Bed Units:     Other Units:	ove Bedro ove Maste ove Bedro ove Bedro ove Bedro ove Bedro ove Bedro sove Bedro sove Bedro sove Bedro sove Bedro sove Bedro sove Bedro seve Bedro sove Bedro sove Bedro sove Bedro sove Bedro seve Bedro sove Bedro sove Bedro seve Bedro sove Bedro sove Bedro sove Bedro seve Bedro sove Be	oom er Bedroom oom er Bedroom oom er Bedroom er Bedroom at: 12/31 num: \$192,9	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9 /2018 Bath 1 54.00 2 3 00.00 4	Floor Above Above Above	# of Pieces 4 4 4 4	Ensuite? No No No No	Barn: Workshop, Pool: Garage Sz	x x x x x x x x x x x x x x x x x x x
eatures: Floor Main Main Main Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room (Main): (Above): (Basement):(Total):	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 12'3 x 12'3 x 12'3 x 12'3 x 12'3 x 346 567 346 0 1,259 sq. ft.	x     10'6     Ab       x     10'4     Ab       x     10'6     Ab       x     10'4     Ab       x     20'6     Ab       x     10'4     Ab       x     20'10'5     Ab       x     3 Bed Units:     3 Bed Units:	bove Bedro   bove Master   bove Bedro   bove Master   s: Income as   Income/an Less Op. E:   Net Op. Income Net Op. Income	pom er Bedroom oom er Bedroom oom er Bedroom at: 12/31 num: \$192,9 xp:	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9 /2018 Bath 1 54.00 2 3 00.00 4 5 6	Floor Above Above Above	# of Pieces 4 4 4	Ensuite? No No No	Barn: Workshop Pool:	x x x x x x x x x x x x x x x x x x x
eatures: Floor Main Main Main Main Main Main Main Main	Kitchen Living Room Kitchen Living Room Kitchen Living Room Kitchen Living Room (Main): (Above): (Basement): (Total):	12'3 x 13'9 x 12'3 x 13'9 x 12'3 x 12'3 x 12'3 x 12'3 x 12'3 x 12'3 x 346 567 346 0 1,259 sq. ft. 0	10'6     Ab       10'4     Ab       10'6     Ab       20'7     Ab       3 Bed Units:     3 Bed Units:       0ther Units:     Suite:	ove Bedro ove Bedro ove Bedro ove Bedro ove Bedro ove Bedro ove Bedro science Bedro ove Bedro science Bedro ove Bedro science Bedro science Bedro ove Bedro science Bedro Maste Science Bedro Maste Science Bedro Maste Maste Science Bedro Bedro Maste Science Bedro Bedro Maste Science Bedro Bedro Maste Science Bedro Bedro Maste Science Bedro Maste Science Bedro Bedro Maste Science Bedro Bedro Maste Science Bedro Bedro Maste Science Bedro Maste Science Bedro Bedro Maste Science Bedro Bedro Maste Science Bedro Maste Science Bedro Bedro Maste Science Bedro Maste Science Bedro Bedro Science Bedro Science Bedro Maste Science Bedro Science Bedro Maste Science Bedro Science Bedro Maste Science Bedro Maste Science Bedro Maste Science Bedro Science	pom er Bedroom oom er Bedroom oom er Bedroom at: 12/31 num: \$192,9 xp:	12'3 x 6'8 14'5 x 13'9 12'3 x 6'8 10'6 x 7'1 16'10 x 13'9 12'3 x 10'4 10'6 x 7'1 16'10 x 13'9 /2018 Bath 1 54.00 2 3 00.00 4 5	Floor Above Above Above	# of Pieces 4 4 4 4	Ensuite? No No No No	Barn: Workshop, Pool: Garage Sz	x x x x x x y y shed:

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.

	、 _	seridge Realty										
Jnfinished Floo Grand Total:	r:	0 2,900 sq. ft.	Crawl/Bsmt. Basement: <b>N</b>	-		6 7 8						
Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor (	Below): Basement): Total):	900 0 2,900 sq. ft.	1 Bed Units: 2 Bed Units: 3 Bed Units: Other Units: Suite:	Income/anr Less Op. Ex Net Op. Inc	p:	2 3 4 5	Main Main Above	2 2 3	No No Yes	Barn: Workshop, Pool: Garage Sz Grg Dr Ht:	:	
inished Floor (		2,000	K Bachelor Un		at:			of Pieces	Ensuite?		<b>x</b> Duildings	
		2	K			x x					x x	
	Bedroom Kitchen	10'0 2	k 8'0			x x			נ			
bove	Bedroom	n 9'0 x 10'0				x						
	Other Living Room		x 12'0 x 11'0			x x			X X			
lain	Other	15'0 3	k 20'0			x				x		
	Type <b>Other</b>		nsions F <b>x 12'0</b>	loor Type	Type Di			Туре		Dimensions <b>x</b>		
ite Influences: eatures:		tion, Golf Cou dow Covering		Lane Access, Recre	ation Nearby, S	hopping Near	by					
menities:	NOW RD Air Cond./Ce	entral										
egal:	LOT 3, BLOC	K 4, PLAN VA	P1592, DIST	RICT LOT 724, NEV	V WESTMINSTEI	R LAND DISTR	RICT, EXC	C PCL A (E	EXPL PL 3	352) & EX(	C W 7 FT,	
	Rooftop Dec Torch-On				Bylaw Infractions			эпоке	Delectors	. •		
	City/Municip Forced Air, N		Metered		Floor Finish:	Laminate, Mix No	ked, Tile	Smoke	Detectors?	· D		
of Fireplaces replace Fuel:	-		R.I. Firepl		Fixtures Leased: Fixtures Rmvd:	No:						
ain Screen: enovations:	Partly		Reno. Yea R.I. Plumb	ping:	Property Disc.:	No						
oundation:	Concrete Pe		Done Ve-	ır: <b>2017</b>	Title to Land:		Strata					
onstruction: xterior:		ock, Frame - W , Stucco	/ood, Other		Parking: Dist. to Public Tr	Open, C		sitor Park				
tyle of Home:	2 Storey		-	Sewer Type:	City/Mu Total Parking: 3	nicipal			Access: R			
			1	Services Conne	mplex / Subdiv: rvices Connected: Electricity, Sanitary Sewer, Storm Sewer, Water							
					View: Yes: MOUNTAINS, CITY FROM ROOF							
						P.I.D.: <b>003</b>	-382-86	9	Tour:			
				If new, GST/H		Half Baths:		2	Tax Inc.	Utilities?:		
		LIQUOR STORE		Council Apprv?		Full Baths:		1	For Tax		2019	
				Rear Yard Exp	:	Beds not in Bathrooms:		2 3	Zoning: Gross Ta	xes:	\$20,558.1	
				Lot Area (sq.ft Flood Plain:	.): <b>3,882.00</b>	Beds in Bsm Beds not in		0	Age: Zoning:		74 C2	
				Depth / Size (f	-	Bedrooms:		2		Year Built:		
				Meas. Type:	Feet	# of Rooms	-	7	Frontage	(metres):	10.03	
				Sold Date:		Frontage (fe	eet): 3	32.90	Original	Price: <b>\$2,</b>	500,000	
Fourplex					arney VE 5P 3X9						(SP) 🚺	
<b>R2431616</b> Board: V				6528 VICTORIA DRIVE Vancouver East						Multifamily <b>\$2,500,000</b> (LP)		
ctive	-									M1+:	familu	
					ww.luisayala.ca ala@shaw.ca					EDG		
					Edge Realty 604-551-4418					METF	<u> </u>	
					ala PRE	C*						
											1	

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 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

		Luis Ay Metro Phone: http://w	sented by: <b>ala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	E				
Active R2439235 Board: V		Vanco Oak	<b>B ASH STREE</b> Duver West ridge VW	ΕT		\$4,99	Multifamily <b>0,000</b> (LP) (SP) M	
Duplex		Sold Date: Meas. Type: Depth / Size (f Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Sube	): <b>9,100.00</b> East : ST inc?: No :	Frontage (fee # of Rooms: Bedrooms: Beds in Bsmt: Beds not in B Bathrooms: Full Baths: Half Baths: P.I.D.: <b>009-3</b>	16 8 0 smt: 8 6 6 0 0 01-291	Original Price: Frontage (met Approx. Year Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utiliti Tour:	\$4,990,000 rres): 21.34 Built: 1965 55 RT-1 \$8,765.72 2019 es?:	
		Sewer Type:	City/Muni	•••	, Naturai Gas	, Samary Sew	er, Storm Sewe	
Style of Home:   2 Storey     Construction:   Frame - Woo     Exterior:   Stucco     Condation:   Concrete Sla     Rain Screen:   Concrete Sla     Renovations:   #     # of Fireplaces:   0     Fireplace Fuel:   Vater Supply:     Water Supply:   City/Municij     Fuel/Heating:   Natural Gas     Dutdoor Area:   Balcny(s) Pa	<b>b</b> Reno. Ye R.I. Plun R.I. Fire	nbing:	Total Parking: Parking: Dist. to Public Trai Title to Land: <b>F</b> Property Disc.: <b>N</b> Fixtures Leased: <b>N</b> Fixtures Rmvd: <b>N</b> Floor Finish: Sprinklers?: <b>Y</b> Bylaw Infractions?	reehold NonSi lo lo : lo : res	Single Dist. Trata	ng Access: <b>Rear</b> to School Bus: e Detectors?: <b>Y</b>		
	CK B, PLAN VAP10803, I	·	EW WESTMINSTI	ER LAND DIST	RICT, OF BLK	1008		
Site Influences: Central Loca	tion, Lane Access, Shop							
Amenities: Site Influences: Central Loca Features: Floor Type Main Living Room Main Dining Room Main Master Bedroo Main Bedroom Main Bedroom Main Bedroom Main Bedroom Main Living Room Main Living Room	Dimensions 14'6 x 12'6 9'8 x 8' 16'4 x 9'6 om 15'4 x 10'2 9' x 10' 25' x 12'2 9' x 10' 14'6 x 12'6	Floor Type Main Kitche	n 10 r Bedroom 19 om om ation 22	bimensions 6'4 x 8' 5'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x x x	Floor	Гуре	Dimensions X X X X X X X X X X X X X X	
Site Influences: Central Loca Type Main Living Room Main Dining Room Main Kitchen Main Bedroom Main Bedroom Main Bedroom Above Recreation Main Bedroom Main Bedroom Main Bedroom	Dimensions 14'6 x 12'6 9'8 x 8' 16'4 x 9'6 om 15'4 x 10'2 9' x 10' 25' x 12'2 9' x 10' 14'6 x 12'6	Floor Type Main Kitche Main Master Main Bedroo Main Bedroo Main Bedroo Main Bedroo mits: Income as a S: Income/anr S: Less Op. Ex S: Net Op. Income.	n 10 r Bedroom 19 om ation 2 om at: at: p:	5'4 x 8' 5'4 x 10'2 9' x 10' 25' x 12'2 9' x 10' x x x x x x x x x x x x x x x x x x x	Floor # of Piece ain 3 low 4 ain 3 ain 3 low 3 ain 3 ain 3	s Ensuite? Yes Barn Yes Worl No Pool: No Gara	x x x x x x x x x x u Outbuildings : cshop/Shed:	

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.

125				sented by: Vala PRE	EC*						
			Metro	Edge Realty					METRO		
				604-551-4418 ww.luisayala.ca	a				EDGE		
				ala@shaw.ca					REALTY		
<mark>Active</mark> R2441070				AIMO STR	EET				Multifamily		
<b>R2441070</b> Board: V				ouver East ew Heights			<b>\$1,499,000</b> (LP)				
Triplex				5N 5H1					(SP) M		
	a la company		Sold Date:		Frontage (f	feet):	34.27	Original P	rice: <b>\$1,499,000</b>		
ALC: NO		6 Alex	Meas. Type:	Feet	# of Room	s:	15	-	(metres): <b>10.45</b>		
A Carl and a second	-		Depth / Size (f		Bedrooms:		5		'ear Built: <b>1956</b>		
			Lot Area (sq.ft		Beds in Bsr		1	Age:	64		
A A A A A A A A A A A A A A A A A A A		The second second	Flood Plain:	No	Beds not in		-	Zoning:	C-1		
Frank Provent		- 12-	Rear Yard Exp:		Bathrooms		3	Gross Tax	·····		
			Council Apprv?		Full Baths:		3	For Tax Y			
			If new, GST/H	SI inc?:	Half Baths:		0		Utilities?: No		
and the second					P.I.D.: <b>004</b>	-083-20	)2	Tour: Vi	rtual Tour URL		
ALCONTRACTOR OF			View:	No :							
			Complex / Sub								
					Gas, San	s, Sanitary Sewer, Water					
The of Llowor	2 Steven		Sewer Type:			aukina. O	Doulting	Access D			
Style of Home: 3 Construction: 1	3 Storey Frame - Wood			Total Parking: Parking:		Covered Parking: 0 Parking Access: Rear Open					
	Stucco, Vinyl			Dist. to Public	Dist. to	to School Bus: close					
Foundation:	Concrete Perimeter	Reno. Year:		Title to Land:	Freehold Nor	nStrata					
Renovations:		R.I. Plumbing:		Property Disc.:	No						
# of Fireplaces:	0	R.I. Fireplaces	:	Fixtures Leased							
Fireplace Fuel: Water Supply:	City/Municipal	Metered		Fixtures Rmvd: Floor Finish:	Wall/Wall/M	ixed					
uel/Heating: I	Forced Air, Natural Gas			Sprinklers?:	No		Smoke	Detectors?:	Y		
Outdoor Area: I	None Torch-On			Bylaw Infractio	ns?: <b>N</b>						
/1	LOT 5 BLOCK M SECTION	45 TOWN OF HA	STINGS SUBUR	BAN LANDS PI	AN 11660						
-											
Amenities:											
	Central Location, Lane Acc			ing Nearby							
eatures:	Clothes Washer/Dryer, Cli	thWsh/Dryr/Fro	lg/Stve/DW								
	/1	nsions Floor	Туре	_	Dimensions	Floor	Ту	ре	Dimensions		
Main Li	5	x 13'2 Bsmt x 8'6 Bsmt			12'10 x 9'2 8'2 x 7'3				X X		
					028/3				x		
Main D		x 8'7 Bsmt	: Dining	Room	9'2 x 8'8						
Main D Main K Main M	(itchen 8'7 x Master Bedroom 12'2 x	x 9'1 Bsmt	Bedro	om	10'1 x 8'6				X		
Main D Main K Main M Main B	Kitchen8'7 xMaster Bedroom12'2 xBedroom10'1 x	x 9'1 Bsmt x 8'7 Bsmt	Bedro	om	10'1 x 8'6 11'2 x 5'1				x		
Main D Main K Main M Main B Above K	Kitchen8'7 pMaster Bedroom12'2 pBedroom10'1 pKitchen8'11 pMaster Bedroom12'1 p	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7	Bedro	om	10'1 x 8'6						
Main D Main K Main M Main B Above K Above M Above B	Kitchen8'7 pMaster Bedroom12'2 pBedroom10'1 pKitchen8'11 pMaster Bedroom12'1 pBedroom13'2 p	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7 x 9'7 x 8'7	Bedro	om	10'1 x 8'6 11'2 x 5'1 x x x x				x x x x		
Main D Main K Main M Main B Above K Above M Above B Above D	Kitchen8'7 pMaster Bedroom12'2 pBedroom10'1 pKitchen8'11 pMaster Bedroom12'1 pBedroom13'2 pDen8'11 p	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7 x 9'7 x 8'7	Bedro	om	10'1 x 8'6 11'2 x 5'1 x x				x x x		
Main D Main K Main M Main B Above K Above M Above B Above D Above Li	Kitchen8'7 pMaster Bedroom12'2 pBedroom10'1 pKitchen8'11 pMaster Bedroom12'1 pBedroom13'2 pDen8'11 pLiving Room16'4 p	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 8'7 x 9'7 x 8'7 x 8'8	Bedro	om ry	10'1 x 8'6 11'2 x 5'1 x x x x x x	Floor #	t of Pieces	Ensuite?	x x x x x		
Main D   Main K   Main B   Above M   Above M   Above D   Above D   Above Li   Finished Floor (M	Kitchen8'7 pMaster Bedroom12'2 pBedroom10'1 pKitchen8'11 pMaster Bedroom12'1 pBedroom12'1 pBedroom13'2 pDen8'11 pLiving Room16'4 pMain):854Above):882	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7 x 8'7 x 8'7 x 8'8 x 13'5 Bachelor Units: 1 Bed Units: 3	Eedroo Laund	om ry at:	10'1 x 8'6 11'2 x 5'1 x x x x x x Bath 1	Above	4	No	x x x x x x Outbuildings Barn:		
Main D   Main K   Main B   Above K   Above B   Above D   Above Li   Finished Floor (M   Finished Floor (B	Kitchen     8'7       Master Bedroom     12'2       Bedroom     10'1       Gitchen     8'11       Master Bedroom     12'1       Master Bedroom     12'1       Sedroom     12'1       Sedroom     13'2       Den     8'11       Living Room     16'4       Main):     854       Above):     882       Below):     854	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7 x 8'7 x 8'7 x 8'8 x 13'5 Bachelor Units: 1 Bed Units: 2 Bed Units:	Income as a I Income/anr	om ry at: num:	10'1 x 8'6 11'2 x 5'1 x x x x x Bath 1 2	Above Main	4 4	No No	x x x x x x Outbuildings Barn: Workshop/Shed:		
Main D   Main K   Main M   Main B   Above K   Above B   Above Li   Finished Floor (M   Finished Floor (A   Finished Floor (B	Kitchen     8'7       Master Bedroom     12'2       Bedroom     10'1       Gitchen     8'11       Master Bedroom     12'1       Bedroom     12'1       Bedroom     12'1       Bedroom     13'2       Den     8'11       Living Room     16'4       Main):     854       Above):     882       Below):     854       Basement):     0	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7 x 8'7 x 8'7 x 8'8 x 13'5 Bachelor Units: 1 Bed Units: 3	Eedroo Laund	om ry at: num: p:	10'1 x 8'6 11'2 x 5'1 x x x x x Bath 1 2 3 4	Above	4	No	X X X X X Outbuildings Barn: Workshop/Shed: Pool:		
MainDMainKMainMMainBAboveKAboveBAboveDAboveLiFinished Floor (MFinished Floor (BFinished Floor (T	Kitchen     8'7 p       Master Bedroom     12'2 p       Bedroom     10'1 p       Gitchen     8'11 p       Master Bedroom     12'1 p       Bedroom     13'2 p       Den     8'11 p       Living Room     16'4 p       Main):     854       Below):     854       Basement):     0       Total):     2,590 sq. ft.	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 8'7 x 8'7 x 8'7 x 8'7 x 8'8 x 13'5 Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: 0 ther Units: Suite:	Income as a Income as a Income/anr Less Op. Ex Net Op. Inc	om ry at: num: p:	10'1 x 8'6 11'2 x 5'1 x x x x x x Bath 1 2 3 4 5	Above Main	4 4	No No No No No	x x x x x x Outbuildings Barn: Workshop/Shed:		
Main D   Main K   Main M   Main B   Above K   Above B   Above D   Above Li   Finished Floor (M   Finished Floor (B   Finished Floor (T   Jnfinished Floor:	Kitchen     8'7 p       Master Bedroom     12'2 p       Bedroom     10'1 p       Kitchen     8'11 p       Master Bedroom     12'1 p       Bedroom     12'1 p       Bedroom     12'1 p       Bedroom     13'2 p       Den     8'11 p       Living Room     16'4 p       Main):     854       Basement):     0       Fotal):     2,590 sq. ft.	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 9'7 x 8'7 x 8'7 x 8'8 x 13'5 Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: Other Units: Suite: Crawl/Bsmt. Hei	Income as a Income as a Income/anr Less Op. Ex Net Op. Inc ght:	om ry at: num: p:	10'1 x 8'6 11'2 x 5'1 x x x x x x Bath 1 2 3 4 5 6	Above Main	4 4	No No No No No	X X X X X X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:		
Main D   Main K   Main M   Main B   Above K   Above B   Above D   Above Li   Finished Floor (M   Finished Floor (B   Finished Floor (T	Kitchen     8'7 p       Master Bedroom     12'2 p       Bedroom     10'1 p       Gitchen     8'11 p       Master Bedroom     12'1 p       Bedroom     13'2 p       Den     8'11 p       Living Room     16'4 p       Main):     854       Below):     854       Basement):     0       Total):     2,590 sq. ft.	x 9'1 Bsmt x 8'7 Bsmt x 8'7 x 8'7 x 8'7 x 8'7 x 8'7 x 8'8 x 13'5 Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: 0 ther Units: Suite:	Income as a Income as a Income/anr Less Op. Ex Net Op. Inc ght:	om ry at: num: p:	10'1 x 8'6 11'2 x 5'1 x x x x x x Bath 1 2 3 4 5	Above Main	4 4	No No No No No	X X X X X X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:		

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

			L	.uis Ay Metro Phone: http://ww	ented by: <b>ala PRI</b> Edge Realty 604-551-4418 vw.luisayala.co Ila@shaw.ca	;	k					RO
Active R2441197 Board: V Other				Vanco Grandvie	<b>4TH AVEN</b> ouver East w Woodland N 2C9	UE				\$	Mul <b>6,800,00</b>	tifamily DO (LP) (SP) M
			Me De Lo Flo Re If Vir Co	bod Plain: ear Yard Exp: puncil Apprv? new, GST/HS ew: mplex / Subc	): <b>6,412.00</b> T inc?: <b>:</b>	# Be Be Bi Fi Hi P.	athroom ull Baths alf Baths I.D.: <b>02</b>	ns: 1 smt: ( n Bsmt: 1 s: 1 : 1 : 1 : ( <b>4-208-45</b>	12 12 ) 1	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	(metres) Year Built xes: Year: Utilities?:	:: 1911 109 C-2C1 \$29,622.5 2019
Fuel/Heating: Outdoor Area:	Frame - Wood Other Concrete Perimeter 0 City/Municipal Electric Balcony(s), Rooftop I Asphalt PARCEL H, BLOCK 17		'ear: mbing: eplaces: 1	wer Type: TRICT LOT 2	City/M Total Parking: Parking: Dist. to Public Title to Land: Property Disc.: Fixtures Lease Fixtures Rmvd Floor Finish: Sprinklers?: Bylaw Infractic 64A, GROUP	Transit Free : Yes d: No : No Yes ons?: n	Covered Open t: ehold No	onStrata	Dist. Smo	ing Access: to School Bu ke Detectors? ISTRICT		
Floor Above Above Above Above Above Above Above Above	Type Living Room Kitchen Master Bedroom Living Room Kitchen Living Room Kitchen Bedroom Bedroom	Dimensions 10' x 10' 10' x 10'	Floor Above Above Above Above Above Above Above Above Above	Kitcher Living Master Kitcher	า Room Bedroom 1 Room Bedroom 1 Bedroom	10' 10' 10' 10' 10' 10' 10' 10'	ensions x 10' x 10'	Floor Above Above Above Above Above Above Above Above Above		Type Kitchen Bedroom Bedroom Kitchen Living Roon Master Bedi Living Roon Kitchen Master Bedi	room 1 1	Dimensions 10' x 10' 10' x 10' 0' x 10' 0' x 10'
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor Grand Total:	Above): 4,887 Below): 3,445 Basement): 3,417 Total): 17,986 se	Suite: Crawl/Bsn	ts: ts: ts: ts: nt. Height:	Income as a Income/ann Less Op. Ex Net Op. Inco	um: ):		Bath 1 2 3 4 5 6 7 8	Floor # Above Above Above Above Above Above Above Above	of Piece 4 4 4 4 4 4 4 4 4 4	es Ensuite? No No No No No No No No	Out Barn: Workshop Pool: Garage S Grg Dr H	z:

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.