



Presented by:
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Active
R2440641

Board: F
Other

15474 VICTORIA AVENUE

South Surrey White Rock
White Rock
V4B 1H5

Multifamily
\$2,188,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$2,188,000
Meas. Type:	# of Rooms: 24	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 10	Approx. Year Built: 1966
Lot Area (sq.ft.): 4,500.00	Beds in Bsmt: 0	Age: 54
Flood Plain:	Beds not in Bsmt: 10	Zoning: RS-3
Rear Yard Exp:	Bathrooms: 7	Gross Taxes: \$10,199.72
Council Apprv?:	Full Baths: 7	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?:
	P.I.D.: 011-429-941	Tour: Virtual Tour URL

View: **Yes: Semiahmoo Bay**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: Other	Total Parking: 7	Covered Parking:	Parking Access:
Construction: Concrete	Parking:	Open	
Exterior: Mixed	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Slab	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations:	Fixtures Leased: No		
# of Fireplaces: 0	Fixtures Rmvd: No		
Fireplace Fuel:	Floor Finish:		
Water Supply: City/Municipal	Sprinklers?: Yes		Smoke Detectors?: Y
Fuel/Heating: Baseboard, Electric	Bylaw Infractions?: N		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt, Torch-On			

Legal: **LOT 2, BLOCK 9, PLAN NWP488, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN E 1/2, HAVING A FRONTAGE OF 15 FT ON VICTORIA AVE BY UNIFORM FULL DEPTH OF LOT & ADJOINING LOT 3**

Amenities:

Site Influences:

Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	5' x 5'	Main	Kitchen	5' x 5'	Above	Living Room	5' x 5'
Main	Kitchen	5' x 5'	Main	Bedroom	5' x 5'	Above	Kitchen	5' x 5'
Main	Bedroom	5' x 5'	Below	Living Room	5' x 5'	Above	Bedroom	5' x 5'
Main	Living Room	5' x 5'	Below	Kitchen	5' x 5'	Above	Bedroom	5' x 5'
Main	Kitchen	5' x 5'	Below	Bedroom	5' x 5'			x
Main	Bedroom	5' x 5'	Below	Bedroom	5' x 5'			x
Main	Living Room	5' x 5'	Below	Living Room	5' x 5'			x
Main	Kitchen	5' x 5'	Below	Kitchen	5' x 5'			x
Main	Bedroom	5' x 5'	Below	Bedroom	5' x 5'			x
Main	Living Room	5' x 5'	Below	Bedroom	5' x 5'			x

Finished Floor (Main): 2,030	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 741	1 Bed Units: 4		1	Main	4	No	Barn:
Finished Floor (Below): 1,440	2 Bed Units: 3	Income/annum: \$96,000.00	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total): 4,211 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
	Suite:		5	Below	4	No	Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6	Below	4	No	
Grand Total: 4,211 sq. ft.	Basement: None		7	Above	4	No	
			8				

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

PRICED TO SELL!!! Perfect cash flow investment property along with major development potential. Meticulously kept Rare 7-PLEX sitting on a 4,500 Sq.Ft HILLSIDE CORNER LOT with unobstructed Ocean views. Featuring 7 updated residential units spread out over 3 levels. The main level is approximately 2,030 sq.ft. containing four suites, two of which are South facing & a storage room. The bottom level is approximately 1,440 sq.ft. & contains two south facing walk out suites. On the top level the South facing Penthouse boasts 741 sq.ft. with a huge 700+ sq.ft private rooftop deck looking out over Semiahmoo Bay. Current Approx NOI is \$110,000, yielding a 5% CAP Rate.