



Presented by:
Luis Ayala PREC*

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Active
R2478239

Board: V
Duplex

1870 WESTMINSTER AVENUE

Port Coquitlam
Glenwood PQ
V3B 1E2

Multifamily
\$1,980,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$2,389,888
Meas. Type: Feet	# of Rooms: 12	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 4	Approx. Year Built: 1969
Lot Area (sq.ft.): 20,790.00	Beds in Bsmt: 0	Age: 51
Flood Plain:	Beds not in Bsmt: 4	Zoning: DUPLEX
Rear Yard Exp:	Bathrooms: 2	Gross Taxes: \$6,502.72
Council Apprv?:	Full Baths: 2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 010-475-591	Tour:

View: :

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Metal**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **LOT 40, PLAN NWP19410, DISTRICT LOT 466, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'0 x 13'0	Main	Bedroom	9'0 x 11'0			x
Main	Kitchen	8'0 x 9'0	Main	Bedroom	11'0 x 11'6			x
Main	Nook	7'0 x 7'0			x			x
Main	Laundry	6'0 x 8'0			x			x
Main	Bedroom	9'0 x 11'0			x			x
Main	Bedroom	11'0 x 11'6			x			x
Main	Living Room	10'0 x 13'0			x			x
Main	Kitchen	8'0 x 9'0			x			x
Main	Nook	7'0 x 7'0			x			x
Main	Laundry	6'0 x 8'0			x			x

Finished Floor (Main):	1,720	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):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	1,720 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	1,720 sq. ft.	Basement: Crawl		7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

Royal LePage West Real Estate Services

Huge Lot with great potential. Currently side/side duplex with revenue \$3,600. month. Possible rezone for higher density developments, could include townhouses and apartments. Great location close to schools, shopping and transit.



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Active
R2458102

Board: V
Duplex

1134-1136 PRAIRIE AVENUE

Port Coquitlam
Birchland Manor
V3B 1S6

Multifamily
\$1,398,000 (LP)
(SP)



Sold Date:	Frontage (feet):	76.51	Original Price: \$1,398,000
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 23.32
Depth / Size (ft.): 124	Bedrooms:	6	Approx. Year Built: 1974
Lot Area (sq.ft.): 9,486.00	Beds in Bsmt:	0	Age: 46
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RS1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$5,407.70
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 008-025-185		Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Torch-On**

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

Metered

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: GAS RANGE**
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 397, PLAN NWP44899, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Main	Dining Room	12' x 10'			x
Main	Dining Room	12' x 10'	Main	Kitchen	12'8 x 8'4			x
Main	Kitchen	12'8 x 8'4	Main	Master Bedroom	15'5 x 12'6			x
Main	Master Bedroom	15'5 x 12'6	Main	Bedroom	10' x 9'			x
Main	Bedroom	10' x 9'	Main	Bedroom	10' x 10'			x
Main	Bedroom	10' x 10'	Main	Nook	12'6 x 8'6			x
Main	Nook	12'6 x 8'6	Below	Recreation	20' x 25'			x
Below	Recreation	20' x 25'	Below	Laundry	6' x 8'			x
Below	Laundry	6' x 8'						x
Main	Living Room	16' x 12'						x

Finished Floor (Main):	1,340	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):	0	2 Bed Units:	Income/annum:	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement):	1,036	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	2,376 sq. ft.	Other Units:	Net Op. Income:	4	Below	2	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,376 sq. ft.	Basement: Partly Finished		7				
				8				

Listing Broker(s): **Royal LePage Sterling Realty**

Attention all Investors and renovation experts. Great location. Duplex on a large 9600 sq. ft. lot. Total living space is approximately 4500 sf. total for both sides. Close to schools, parks, shopping and transportation. Prairie Ave being upgraded for Bike and Pedestrian traffic. This is a duplex with RD zoning with no covenants.



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Active
R2503055

Board: V
Fourplex

3023-3029 WELLINGTON STREET

Port Coquitlam
Glenwood PQ
V3B 3W9

Multifamily
\$1,799,000 (LP)
(SP)



Sold Date:	Frontage (feet):	121.20	Original Price: \$1,799,000
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 36.94
Depth / Size (ft.): 88.47	Bedrooms:	7	Approx. Year Built: 1950
Lot Area (sq.ft.): 10,648.00	Beds in Bsmt:	0	Age: 70
Flood Plain:	Beds not in Bsmt:	7	Zoning: RTH3
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$7,172.28
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 005-698-162		Tour: Virtual Tour URL

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

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

Metered

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **LOT 29, BLOCK E, PLAN NWP15391, DISTRICT LOT 466, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'	Main	Utility	8' x 6'			x
Main	Living Room	22' x 12'	Above	Kitchen	9' x 8'			x
Main	Master Bedroom	12' x 12'	Above	Living Room	22' x 12'			x
Main	Bedroom	12' x 10'	Above	Master Bedroom	12' x 12'			x
Main	Laundry	8' x 6'	Main	Kitchen	9' x 8'			x
Main	Utility	8' x 6'	Main	Living Room	22' x 12'			x
Main	Kitchen	9' x 8'	Above	Master Bedroom	12' x 12'			x
Main	Living Room	22' x 12'	Above	Bedroom	12' x 10'			x
Main	Master Bedroom	12' x 12'						x
Main	Bedroom	12' x 10'						x

Finished Floor (Main):	1,580	Bachelor Units:	Income as at:	8/11/2020	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,580	1 Bed Units:			1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	4	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:		Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	3,160 sq. ft.	Other Units:		Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6				
Grand Total:	3,160 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

GREAT Investment OPPORTUNITY. This FOURPLEX sits on a 10,648 Square Foot CORNER Lot. Currently Zoned as RTH-3 TOWNHOME Zoning, SUPERB Future Potential. Featuring 4 - 2 Bedroom SUITES, Fully Tenanted, Separate Meters, Coin Laundry and Tenants Pay All Utilities. Gross Income Close to \$60,000 per year. PRIME Location, Close To Schools, Parks, Shopping and Shopping. CALL Today for an INFORMATION PACKAGE.