



Presented by:  
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**Active**  
**R2476189**

Board: V  
Fourplex

**123-129 MARY STREET**

Port Moody  
Port Moody Centre  
V3H 2N9

Multifamily  
**\$2,895,000** (LP)  
(SP)



Sold Date:	Frontage (feet): <b>66.00</b>	Original Price: <b>\$2,895,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>8</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>132</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>8,705.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>51</b>
Flood Plain:	Beds not in Bsmt: <b>3</b>	Zoning: <b>APT</b>
Rear Yard Exp:	Bathrooms: <b>2</b>	Gross Taxes: <b>\$9,679.63</b>
Council Apprv?:	Full Baths: <b>1</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?: <b>No</b>	Half Baths: <b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-452-757</b>	Tour:

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Torch-On**

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

Metered

Total Parking: **8** Covered Parking: **8** Parking Access: **Front, Lane**  
Parking: **Open**  
Dist. to Public Transit: **1.5 blks** Dist. to School Bus: **1 blk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 7, BLOCK 22, PLAN NWP72, DISTRICT LOT 201, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 15'0			x			x
Main	Dining Room	12'2 x 9'7			x			x
Main	Kitchen	11'9 x 11'9			x			x
Above	Master Bedroom	14'9 x 11'7			x			x
Above	Bedroom	11'10 x 9'10			x			x
Above	Bedroom	11'10 x 8'1			x			x
Bsmt	Recreation	18'5 x 14'7			x			x
Bsmt	Storage	22'1 x 11'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>2,464</b>	Bachelor Units:	Income as at: <b>7/14/2020</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>2,464</b>	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum: <b>\$79,452.00</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>2,560</b>	3 Bed Units: <b>4</b>	Less Op. Exp:	3				Pool:
Finished Floor (Total): <b>7,488 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>7,488 sq. ft.</b>	Basement: <b>Full</b>		7				
			8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Opportunity knocks on this rare 4-plex with development assembly potential! Well maintained legal 4-plex with gross income of \$79,252 per year. Located on a large (66x132) corner lot with lane access. Each suite is 1,872 SQ.FT on 3 floors with 3 bedrooms upstairs, spacious living and dining room on main, and basement area with recreation room and storage with options to upgrade. It has been well cared for with improvements such as roof, interior/exterior paint, balconies, blinds, windows, laminate floors, kitchen cabinets, appliances, & electrical services upgraded (2005), and fencing. A total of 12 bedrooms, 8 bathrooms, and approx. 7,488 SQ. FT. Plenty of parking in front & side of building, enough for 8 cars. Each unit has its own private yard. Interior photos available upon request.**