



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luis@luisayala.ca



Active
R2445609

Board: V
Fourplex

37953 WESTWAY AVENUE

Squamish
Valleycliffe
V0N 3G0

Multifamily
\$1,868,000 (LP)
(SP)



Sold Date:	Frontage (feet):	120.00	Original Price: \$1,899,000
Meas. Type: Feet	# of Rooms:	28	Frontage (metres): 36.58
Depth / Size (ft.): 120	Bedrooms:	8	Approx. Year Built: 1964
Lot Area (sq.ft.): 14,400.00	Beds in Bsmt:	0	Age: 56
Flood Plain: No	Beds not in Bsmt:	8	Zoning: RM-2
Rear Yard Exp: Northwest	Bathrooms:	4	Gross Taxes: \$6,055.09
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?: No	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 005-816-521		Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **9** Covered Parking: **3** Parking Access: **Rear, Side**
Parking: **Carport; Multiple, Detached Grge/Carport, RV Parking**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus: **2**

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 1 BLOCK 1 OF BLOCK F DISTRICT LOT 833 PLAN 11454. (37953-37959 WESTWAY AVE.) LOT 2 BLOCK 2 PLAN VAP11454 DISTRICT LOT 833 LAND DISTRICT 1 LAND DISTRICT 36 OF BLK FPID: 005-816-521/005-816-572**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Golf Course Nearby, Greenbelt, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Refrigerator, Smoke Alarm, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 3'3	Above	Bedroom	12'2 x 9'10	Main	Laundry	6'2 x 9'10
Main	Kitchen	12'11 x 9'10	Above	Bedroom	12'5 x 12'10	Main	Foyer	6'5 x 3'3
Main	Living Room	16'5 x 14'2	Above	Den	6'7 x 8'5	Main	Kitchen	12'11 x 9'10
Above	Bedroom	12'2 x 9'2	Main	Laundry	6'2 x 9'10	Main	Living Room	16'5 x 14'2
Above	Bedroom	12'5 x 12'10	Main	Foyer	6'5 x 3'3	Above	Bedroom	12'2 x 9'2
Above	Den	6'7 x 8'5	Main	Kitchen	12'11 x 9'10	Above	Bedroom	12'5 x 12'10
Main	Laundry	6'2 x 9'10	Main	Living Room	16'5 x 14'2	Above	Den	6'7 x 8'5
Main	Foyer	6'5 x 3'3	Above	Bedroom	12'2 x 9'2	Main	Laundry	6'2 x 9'10
Main	Kitchen	12'11 x 9'10	Above	Bedroom	12'5 x 12'10			x
Main	Living Room	16'5 x 14'2	Above	Den	6'7 x 8'5			x

Finished Floor (Main):	2,007	Bachelor Units:	Income as at:	12/1/2020	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,007	1 Bed Units:			1	Above	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	\$79,067.00	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	\$14,262.00	3	Above	4	No	Pool:
Finished Floor (Total):	4,014 sq. ft.	Other Units:	Net Op. Income:	\$65,805.00	4	Above	4	No	Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6				
Grand Total:	4,014 sq. ft.	Basement: Crawl			7				
					8				

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

Great investment opportunity! Located 1 minute to Hwy 99 direct access to Vancouver & Whistler. Great revenue 4-plex located on a huge corner double-sized lot in Valleycliffe w/4 newly renovated homes each w/2 beds + den.Each unit is fully tenanted. All units are equipped w/ own hot water tanks, gas forced air furnaces, laundry room incl. in-suite laundry & full kitchens. The property is updated with newer windows, siding, painted & roof. Each unit has a private yard space w/huge views of the Chief & a short walk to hospital. Includes communal gardens & additional green space. The zoning RM-2 (.8 fsr). Very good income+Future Opportunity. No Foreign Tax! 4 Units identical. Rents \$1900/\$1900(new)/\$1546/\$1173. (+2.6% Dec 1). Income as of Dec 1/20 79k\$+ And approx. 3.5% cap with good upside.



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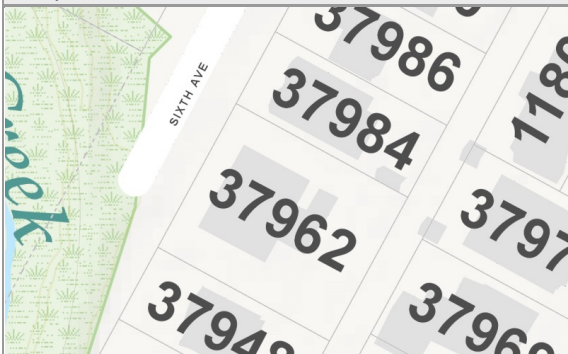
Active
R2474854

Board: V
Fourplex

37962 SIXTH AVENUE

Squamish
Downtown SQ
V0N 3G0

Multifamily
\$2,150,000 (LP)
(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$2,150,000
Meas. Type: Feet	# of Rooms:	22	Frontage (metres): 30.48
Depth / Size (ft.): 120	Bedrooms:	10	Approx. Year Built: 1988
Lot Area (sq.ft.): 12,011.00	Beds in Bsmt:	0	Age: 32
Flood Plain:	Beds not in Bsmt:	10	Zoning: RS2
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$5,150.10
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 002-429-811		Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Carpport; Multiple, Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **LOT D, BLOCK 14, DISTRICT LOT 486, GROUP 1, PLAN VAP3960**

Amenities:

Site Influences: **Central Location, Greenbelt, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	12'4 x 13'4	Above	Bedroom	10'6 x 13'	Main	Bedroom	10'6 x 10'6
Above	Dining Room	12'4 x 12'	Above	Bedroom	8'9 x 12'	Main	Laundry	11' x 8'
Above	Kitchen	10'2 x 8'6	Main	Living Room	14' x 14'			x
Above	Bedroom	8' x 10'	Main	Kitchen	14' x 8'			x
Above	Bedroom	8'8 x 10'7	Main	Bedroom	10' x 14'			x
Above	Bedroom	13'5 x 10'8	Main	Bedroom	9'6 x 10'6			x
Above	Living Room	13' x 12'	Main	Dining Room	8'6 x 15'			x
Above	Dining Room	12' x 13'	Main	Living Room	11' x 17'			x
Above	Kitchen	9'6 x 8'8	Main	Kitchen	19' x 8'8			x
Above	Bedroom	10' x 8'	Main	Bedroom	13' x 10'6			x

Finished Floor (Main):	2,007	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,007	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	Above	4	No	Pool:
Finished Floor (Total):	4,014 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:	4,014 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Elevate Performance Realty & Management**

Multi-Family Property located Downtown Squamish! This 12,000 Sq Ft lot is currently zoned RS2, but falls under "Downtown Residential" in the OCP for the possibility of 2.0 FSR with rezoning. The four-plex is currently rented out, and consists of Two 3 Bed, 1 Bath Unit with Upper front and back decks, One 3 Bed unit Down, and One 2 Bed unit down. Contact for more information on this great real estate opportunity in Squamish.