



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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luis@luisayala.ca



**Active**  
**R2489482**

Board: V  
Duplex

**1637 E GEORGIA STREET**

Vancouver East  
Hastings  
V5L 2B1

Multifamily  
**\$2,199,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$2,199,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>9</b>	Frontage (metres): <b>10.06</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>999</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RM4</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$6,063.31</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>015-165-817</b>		Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community**  
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: **Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: **2** Parking Access: **Rear**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 14, BLOCK 12, PLAN VAP631, DISTRICT LOT 183, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK C**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Living Room	14' x 10'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Kitchen	10' x 10'			x			x
		x			x			x

Finished Floor (Main):	<b>1,048</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,048</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>2,096 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>2,096 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

**Huge Development opportunity to build within walking distance to the Commercial drive. Over 12000 square feet combined, hold now and build later or Start now building up to 6 stories MUST BE SOLD WITH 1623 East Georgia**



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**Active**  
**R2434678**

Board: V  
Fourplex

**2525 YORK AVENUE**

Vancouver West  
Kitsilano  
V6K 1E4

Multifamily  
**\$4,995,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$4,995,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>28</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1912</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Beds in Bsmt:	<b>1</b>	Age: <b>108</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RT-8</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>7</b>	Gross Taxes: <b>\$11,158.34</b>
Council Apprv?:	Full Baths:	<b>7</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>015-023-753</b>		Tour: <b>Virtual Tour URL</b>

View: **Yes: WATER VIEWS FROM 2 FLOORS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer**  
Sewer Type: **Sanitation**

Style of Home: **4 Level Split, 3 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **2**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered **Y**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **DetachedGrge/Carport, Garage; Triple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood**

Sprinklers?: **No**

Bylaw Infractions?: **N**

Smoke Detectors?: **Y**

Legal: **LOT 13, BLOCK 190, PLAN VAP1058, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT \*\*DBLE EXPOSURE W/COMM MULTI-FAMILY C8028878\*\***

Amenities: **Garden, Shared Laundry, Storage, Workshop Detached**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Bsmt</b>	<b>Bedroom</b>	<b>10' x 11'</b>	<b>Main</b>	<b>Kitchen</b>	<b>10' x 6'</b>	<b>Above</b>	<b>Flex Room</b>	<b>14' x 18'</b>
<b>Bsmt</b>	<b>Kitchen</b>	<b>6' x 8'</b>	<b>Main</b>	<b>Den</b>	<b>8' x 08'</b>	<b>Above</b>	<b>Flex Room</b>	<b>18' x 14'</b>
<b>Bsmt</b>	<b>Living Room</b>	<b>18' x 14'</b>	<b>Main</b>	<b>Living Room</b>	<b>18' x 18'</b>	<b>Above</b>	<b>Flex Room</b>	<b>14' x 18'</b>
<b>Bsmt</b>	<b>Kitchen</b>	<b>8' x 6'</b>	<b>Main</b>	<b>Foyer</b>	<b>7' x 19'</b>	<b>Above</b>	<b>Flex Room</b>	<b>14' x 018'</b>
<b>Bsmt</b>	<b>Kitchen</b>	<b>8' x 6'</b>	<b>Main</b>	<b>Kitchen</b>	<b>0' x 0'</b>	<b>Above</b>	<b>Loft</b>	<b>22' x 16'</b>
<b>Bsmt</b>	<b>Library</b>	<b>10' x 11'</b>	<b>Main</b>	<b>Bedroom</b>	<b>0' x 0'</b>	<b>Above</b>	<b>Bedroom</b>	<b>12' x 13'</b>
<b>Bsmt</b>	<b>Kitchen</b>	<b>6' x 8'</b>	<b>Main</b>	<b>Family Room</b>	<b>0' x 0'</b>	<b>Above</b>	<b>Kitchen</b>	<b>11' x 9'</b>
<b>Main</b>	<b>Living Room</b>	<b>20' x 24'</b>	<b>Main</b>	<b>Kitchen</b>	<b>0' x 0'</b>	<b>Above</b>	<b>Other</b>	<b>10' x 9'</b>
<b>Main</b>	<b>Kitchen</b>	<b>8' x 5'</b>	<b>Main</b>	<b>Bedroom</b>	<b>0' x 0'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>18' x 18'</b>	<b>Above</b>	<b>Flex Room</b>	<b>14' x 18'</b>			<b>x</b>

Finished Floor (Main): <b>1,455</b>	Bachelor Units: <b>5</b>	Income as at: <b>2/7/2020</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,328</b>	1 Bed Units: <b>4</b>		1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>1,523</b>	2 Bed Units:	Income/annum: <b>\$136,512.00</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>861</b>	3 Bed Units:	Less Op. Exp: <b>\$19,947.00</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>5,167 sq. ft.</b>	Other Units: <b>1</b>	Net Op. Income: <b>\$116,565.00</b>	4	<b>Above</b>	<b>3</b>	<b>No</b>	Garage Sz:
	Suite:		5	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6	<b>Bsmt</b>	<b>3</b>	<b>No</b>	
Grand Total: <b>5,167 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>		7	<b>Above</b>	<b>3</b>	<b>No</b>	
			8				

Listing Broker(s): **HQ Commercial**

**Located on desirable Kitsilano's York Avenue offering not only an address of distinction but an opportunity to hold, develop or convert this large character house into much more. This house has 4 levels with the top 2 floors featuring water views. The top floor penthouse level currently serves as the owners residence with mortgage helpers below. This consists of 10 residences consisting of 5 - studios, 4 - 1 bedrooms and 1 - 1 bedroom plus Den. There are also 2 garages on a large 50' x 120' lot. This property offers a substantial upside as a holding investment or for a future development site under RT-8 zoning guidelines. Call LB for more details. ALSO LISTED ON MLS AS MULTIFAMILY COMMERCIAL, C#8028878**



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**Active**  
**R2456628**

Board: V  
Fourplex

**1155 MAPLE STREET**

Vancouver West  
Kitsilano  
V6J 3R7

Multifamily  
**\$7,500,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$7,900,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>19</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1926</b>
Lot Area (sq.ft.): <b>7,960.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>94</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RT9</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$20,823.51</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>Yes</b>
	P.I.D.: <b>002-741-954</b>		Tour: <b>Virtual Tour URL</b>
View:	<b>No : VIEW POTENTIAL</b>		
Complex / Subdiv:	<b>KITS POINT</b>		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking:	<b>Garage; Single, Open</b>	
Exterior: <b>Other</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold Strata</b>		
Rain Screen: <b>No</b>	Property Disc.: <b>Yes</b>		
Renovations:	Fixtures Leased: <b>No</b>		
# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>		
Fireplace Fuel: <b>Wood</b>	Floor Finish: <b>Other</b>		
Water Supply: <b>City/Municipal</b>	Sprinklers?: <b>No</b>	Smoke Detectors?: <b>N</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Bylaw Infractions?: <b>n</b>		
Outdoor Area: <b>None</b>			
Type of Roof: <b>Other</b>			

Legal: **LOT 8, BLOCK 155, PLAN VAP2301, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 10'10	Main	Living Room	14'6 x 10'10			x
Main	Dining Room	10' x 9'	Main	Dining Room	10' x 9'			x
Main	Kitchen	8' x 7'	Main	Kitchen	8' x 7'			x
Main	Eating Area	7'10 x 7'4	Main	Eating Area	7'10 x 7'4			x
Main	Master Bedroom	12'4 x 10'	Main	Master Bedroom	12'4 x 10'			x
Main	Living Room	14'6 x 10'10	Main	Living Room	14'6 x 10'10			x
Main	Dining Room	10' x 9'	Main	Dining Room	10' x 9'			x
Main	Kitchen	8' x 7'	Main	Kitchen	8' x 7'			x
Main	Eating Area	7'10 x 7'4	Main	Master Bedroom	12'4 x 10'			x
Main	Master Bedroom	12'4 x 10'			x			x

Finished Floor (Main): <b>3,000</b>	Bachelor Units:	Income as at: <b>12/31/2019</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units: <b>4</b>		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum: <b>\$62,400.00</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed: <b>10x6</b>
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp: <b>\$35,000.00</b>	3	Main	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>3,000 sq. ft.</b>	Other Units:	Net Op. Income: <b>\$27,400.00</b>	4	Main	<b>4</b>	<b>No</b>	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: <b>2,400</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>5,400 sq. ft.</b>	Basement: <b>Full, Unfinished</b>		7				
			8				

Listing Broker(s): **Macdonald Realty**

**KITS POINT. Extremely rare chance to acquire a large 7960 sf corner property in this exclusive beach enclave close to downtown Vancouver. Effectively 2 side by side 33' lots as is the norm in Kits Point and presented as one 66' x 120' lot with 2 existing duplexes that sit on the middle property line. Prime for redevelopment with several options possible in this sensational location. The existing 4 homes were built circa 1930 and each one is rented on a month to month basis. Each home has a main level of approx. 750 sf and an unfinished basement. Please do not walk on property without realtor and do not disturb tenants. Sensational and unique location to build a dream home just steps from the water and the park.**



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**Active**  
**R2499045**

Board: V  
Duplex

**2841 FRASER STREET**

Vancouver East  
Mount Pleasant VE  
V5T 3V8

Multifamily  
**\$1,590,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>41.20</b>	Original Price: <b>\$1,590,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>16</b>	Frontage (metres): <b>12.56</b>
Depth / Size (ft.): <b>87</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1914</b>
Lot Area (sq.ft.): <b>3,584.40</b>	Beds in Bsmt:	<b>1</b>	Age: <b>106</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RT-5</b>
Rear Yard Exp: <b>West</b>	Bathrooms:	<b>5</b>	Gross Taxes: <b>\$6,081.68</b>
Council Apprv?:	Full Baths:	<b>5</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>013-028-898</b>		Tour:

View: **Yes: Mountain & DT from upper lvl**

Complex / Subdiv:

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

Style of Home: **3 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: **0** Parking Access:  
Parking: **None**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **0**

Legal: **LOT B, BLOCK 175, PLAN VAP3245, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT B**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 12'0	Bsmt	Living Room	16'0 x 10'0			x
Main	Kitchen	13'0 x 11'0	Bsmt	Kitchen	11'0 x 10'0			x
Main	Master Bedroom	12'0 x 12'0	Bsmt	Master Bedroom	15'0 x 10'0			x
Main	Bedroom	11'0 x 8'0	Above	Living Room	16' x 10'			x
Main	Bedroom	12'0 x 12'0	Above	Kitchen	11' x 10'			x
Main	Office	10' x 10'	Above	Bedroom	15' x 10'			x
Below	Living Room	14'0 x 12'0			x			x
Below	Kitchen	8'0 x 7'0			x			x
Below	Master Bedroom	12'0 x 10'0			x			x
Below	Bedroom	11'0 x 10'0			x			x

Finished Floor (Main): **1,185**  
Finished Floor (Above): **1,790**  
Finished Floor (Below): **1,150**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **4,125 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **4,125 sq. ft.**

Bachelor Units: Income as at:  
1 Bed Units: **1**  
2 Bed Units: **1** Income/annum: **\$80,712.00**  
3 Bed Units: **1** Less Op. Exp:  
Other Units: Net Op. Income:  
Suite:  
Crawl/Bsmt. Height:  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Below</b>	<b>4</b>	<b>No</b>
3	<b>Bsmt</b>	<b>4</b>	<b>No</b>
4	<b>Below</b>	<b>4</b>	<b>No</b>
5	<b>Below</b>	<b>4</b>	<b>No</b>
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

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

**Great Mt. Pleasant Fourplex! Very large, solid 4 level character styled home in ultra convenient location close to Les Faux Bourgeois, Saly Limon & Savio Volpe. RT-5 duplex zoned lot. Gross income is \$80,712 per annum plus coin operated laundry. Live in one suite and collect great rent from the other 3! Multiple decks/patios front and back. Cool, funky self contained suites with stable long term tenants. Upgrades include new on demand hot water system, 8 year old roof, 2 upgraded electrical panels, 2 hi-efficiency furnaces (4 years old). Please allow min 24 hours to show.**



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**Active**  
**R2439235**

Board: V  
Duplex

**6212-6218 ASH STREET**

Vancouver West  
Oakridge VW  
V5Z 3G9

Multifamily  
**\$4,990,000** (LP)  
(SP)



Sold Date:	Frontage (feet): <b>70.00</b>	Original Price: <b>\$4,990,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>16</b>	Frontage (metres): <b>21.34</b>
Depth / Size (ft.): <b>130</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1965</b>
Lot Area (sq.ft.): <b>9,100.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>55</b>
Flood Plain:	Beds not in Bsmt: <b>8</b>	Zoning: <b>RT-1</b>
Rear Yard Exp: <b>East</b>	Bathrooms: <b>6</b>	Gross Taxes: <b>\$8,765.72</b>
Council Apprv?:	Full Baths: <b>6</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>009-301-291</b>	Tour:

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

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

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

Metered

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

Legal: **LOT 28, BLOCK B, PLAN VAP10803, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF BLK 1008**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 12'6	Main	Kitchen	16'4 x 8'			x
Main	Dining Room	9'8 x 8'	Main	Master Bedroom	15'4 x 10'2			x
Main	Kitchen	16'4 x 9'6	Main	Bedroom	9' x 10'			x
Main	Master Bedroom	15'4 x 10'2	Main	Bedroom	9' x 10'			x
Main	Bedroom	9' x 10'	Main	Recreation	25' x 12'2			x
Main	Bedroom	9' x 10'	Main	Bedroom	9' x 10'			x
Above	Recreation	25' x 12'2			x			x
Main	Bedroom	9' x 10'			x			x
Main	Living Room	14'6 x 12'6			x			x
Main	Dining Room	9'8 x 8'			x			x

Finished Floor (Main): <b>1,259</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units:		1	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	Below	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,133</b>	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total): <b>2,392 sq. ft.</b>	Other Units:	Net Op. Income:	4	Main	3	No	Garage Sz:
	Suite:		5	Below	3	Yes	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6	Main	3	No	
Grand Total: <b>2,392 sq. ft.</b>	Basement: <b>None</b>		7				
			8				

Listing Broker(s): **Amex Broadway West Realty**

**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.**



Presented by:  
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**Active**  
**R2484057**

Board: V  
Duplex

**525 MALKIN AVENUE**

Vancouver East  
Strathcona  
V6A 2K1

Multifamily  
**\$2,488,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$2,488,888</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>6</b>	Frontage (metres): <b>18.29</b>
Depth / Size (ft.): <b>97</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1977</b>
Lot Area (sq.ft.): <b>5,865.20</b>	Beds in Bsmt:	<b>0</b>	Age: <b>43</b>
Flood Plain:	Beds not in Bsmt:	<b>3</b>	Zoning: <b>RT-3</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$7,421.06</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>015-554-023</b>		Tour:

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

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

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

Metered

Total Parking: **3** Covered Parking: **1** Parking Access:  
Parking: **Carpport; Single, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Other**  
Sprinklers?: **Yes** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **LOT 29, BLOCK 107, PLAN VAP196, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EXP PL 16592**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	12' x 10'			x			x
Above	Master Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,200</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,200</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>2,400 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>2,400 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Unique opportunity in a growing neighbourhood between Strathcona and The Drive! Close to all shopping, dining and recreation. South West facing duplex zoned lot with huge potentials!**



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**Active**  
**R2449816**

Board: V  
Duplex

**2681 E 41ST AVENUE**

Vancouver East  
Collingwood VE  
V5R 2W6

Multifamily  
**\$1,600,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$1,975,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>16</b>	Frontage (metres): <b>10.06</b>
Depth / Size (ft.): <b>141</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>2019</b>
Lot Area (sq.ft.): <b>4,653.00</b>	Beds in Bsmt:	<b>2</b>	Age: <b>1</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RT-11</b>
Rear Yard Exp:	Bathrooms:	<b>8</b>	Gross Taxes: <b>\$5,113.88</b>
Council Apprv?:	Full Baths:	<b>6</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>007-724-675</b>		Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered

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

Legal: **LOT 2, BLOCK 13, PLAN VAP1707, DISTRICT LOT 394, NEW WESTMINSTER LAND DISTRICT, EXC S 7 FT & PT EXP PL 8160**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Above	Bedroom	10' x 10'5			x
Main	Dining Room	10' x 10'	Above	Bedroom	10' x 9'4			x
Main	Kitchen	8'8 x 9'6	Bsmt	Bar Room	13' x 10'7			x
Main	Kitchen	10' x 9'4	Bsmt	Bedroom	10'2 x 9'4			x
Main	Living Room	14' x 15'	Bsmt	Bar Room	13' x 13'			x
Main	Dining Room	10' x 13'	Bsmt	Bedroom	9'10 x 9'5			x
Above	Master Bedroom	11'8 x 11'11			x			x
Above	Bedroom	9' x 10'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Master Bedroom	11'4 x 10'5			x			x

Finished Floor (Main):	<b>1,213</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,260</b>	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	<b>1,025</b>	2 Bed Units:	Income/annum:	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	Above	3	No	Pool:
Finished Floor (Total):	<b>3,498 sq. ft.</b>	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5	Main	2	No	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Above	3	Yes	
Grand Total:	<b>3,498 sq. ft.</b>	Basement: <b>Full</b>		7	Above	3	No	
				8	Bsmt	3	No	

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, New duplex that requires some finishing. Maybe stratified. 3 level duplex front to back 4 bed on each side. Purchaser must be able to have new home warranty and be a licensed builder. Good size lot with detached garage and lane access. Can be viewed anytime.**



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**Active**  
**R2489539**

Board: V  
Fourplex

**1623 E GEORGIA STREET**

Vancouver East  
Hastings  
V5L 2B1

Multifamily  
**\$4,199,000 (LP)**

(SP)



Sold Date:	Frontage (feet): <b>66.00</b>	Original Price: <b>\$4,199,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>12</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>122</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,052.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>999</b>
Flood Plain:	Beds not in Bsmt: <b>4</b>	Zoning: <b>RM4</b>
Rear Yard Exp: <b>North</b>	Bathrooms: <b>4</b>	Gross Taxes: <b>\$9,908.33</b>
Council Apprv?:	Full Baths: <b>4</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>015-165-850</b>	Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community**  
Sewer Type: **City/Municipal**

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

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

Metered

Total Parking: Covered Parking: Parking Access: **Lane, Rear**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

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

Legal: **LOT A, BLOCK 12, PLAN VAP631, DISTRICT LOT 183, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK C**

Amenities: **None**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 22'	Main	Bedroom	13' x 11'			x
Main	Kitchen	7' x 9'	Main	Kitchen	10' x 10'			x
Main	Eating Area	7' x 9'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Living Room	13' x 22'			x			x
Main	Kitchen	7' x 9'			x			x
Main	Eating Area	7' x 9'			x			x
Main	Bedroom	12' x 10'			x			x

Finished Floor (Main): <b>2,100</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>2,100</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>4,200 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>4,200 sq. ft.</b>	Basement: <b>None</b>		7				
			8				

Listing Broker(s): **Keller Williams Elite Realty**

**Huge Development opportunity to build within walking distance to the Commercial drive. Over 12000 square feet combined hold now and build later or Start now building up to 6 stories MUST BE SOLD WITH 1637 East Georgia**



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**Active**  
**R2440226**

Board: V  
Other

**4902 VICTORIA DRIVE**

Vancouver East  
Victoria VE  
V5P 3T6

Multifamily  
**\$2,700,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$2,800,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>2</b>	Frontage (metres): <b>10.06</b>
Depth / Size (ft.): <b>99</b>	Bedrooms:	<b>0</b>	Approx. Year Built: <b>1921</b>
Lot Area (sq.ft.): <b>3,267.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>99</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>0</b>	Zoning: <b>C2</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$10,848.21</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-587-113</b>		Tour:

View: **Yes: MOUNTAIN & CITY**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Stucco, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Partial**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Metered

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

Legal: **LOT 1, EXCEPT THE WEST 7 FEET NOW ROAD, BLOCK E DISTRICT LOT 393 PLAN 1955 ALSO LISTED AS C8029790**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Dishwasher, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Other</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Office</b>	<b>0' x 0'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>3,800</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,800 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5	<b>Above</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	<b>Above</b>	<b>3</b>	<b>No</b>	
Grand Total:	<b>3,800 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **New World Realty Ltd.**

**Rare Opportunity to acquire a revenue property on the corner of Victoria Drive and East 33rd Ave, excellent exposure with spectacular views of the North Shore mountains, C2 zoned development potential, total 4 resi rental units and 2 retail rental units all with rental increase potential . Current Gross Rev: \$100,225/y Highly accessible by transit with multiple bus routes nearby. Please do not disturb tenants on site. Also listed C8029790**



Presented by:  
**Luis Ayala PREC\***

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**Active**  
**R2496894**

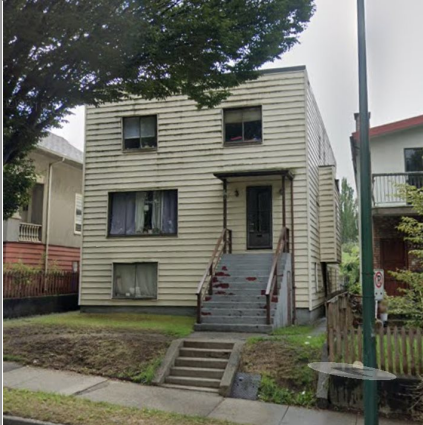
Board: V  
Other

**1436 E 1 AVENUE**

Vancouver East  
Grandview Woodland  
V5N 1A3

Multifamily  
**\$1,999,900 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$1,999,900</b>
Meas. Type:	# of Rooms:	<b>5</b>	Frontage (metres):
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1910</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>110</b>
Flood Plain:	Beds not in Bsmt:	<b>5</b>	Zoning: <b>RM-4N</b>
Rear Yard Exp:	Bathrooms:	<b>5</b>	Gross Taxes: <b>\$4,605.00</b>
Council Apprv?:	Full Baths:	<b>5</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>800-140-665</b>		Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Other**

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

Metered

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

Legal: **LOT 6 BLOCK 66 DISTRICT LOT 264A PLANS 448 AND 1771**

Amenities:

Site Influences: **Central Location**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>500</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>500</b>	1 Bed Units:		1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>500</b>	2 Bed Units:	Income/annum:	2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,500 sq. ft.</b>	Other Units:	Net Op. Income:	4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
	Suite:		5	<b>Main</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>1,500 sq. ft.</b>	Basement: <b>Fully Finished</b>		7				
			8				

Listing Broker(s): **Sutton Select Property Management & Realty**

**Welcome to this income-generating property. Currently bringing in a 4.2% net cap rate and over \$5,000 per month. Five suites, all one-bedroom / one bathroom. Fully insured and in the ever-growing Britannia-Woodlands OCP. Can be bought with neighbouring property 1440 East 1st. Zoning is RM-4N which should allow for 2.4 FSR for 100% secured rental housing.**



Presented by:  
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**Active**  
**R2441888**

Board: V  
Fourplex

**5797 VINE STREET**

Vancouver West  
Kerrisdale  
V6M 4A2

Multifamily  
**\$2,588,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$2,998,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>14</b>	Frontage (metres): <b>10.06</b>
Depth / Size (ft.): <b>125</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1954</b>
Lot Area (sq.ft.): <b>4,125.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>66</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RM-3</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$6,710.06</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>013-674-315</b>		Tour:

View: :  
Complex / Subdiv:

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

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

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

Metered

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

Legal: **LOT 13, BLOCK 16, PLAN VAP2523, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 11**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'11 x 12'11	Above	Bedroom	13'7 x 10'			x
Main	Kitchen	10'6 x 8'	Above	Bedroom	13'4 x 10'11			x
Main	Master Bedroom	11' x 13'8	Above	Living Room	12'9 x 19'11			x
Main	Bedroom	13'7 x 10'	Above	Kitchen	10'11 x 8'11			x
Main	Bedroom	13'4 x 10'11			x			x
Main	Living Room	12'9 x 11'			x			x
Main	Kitchen	10'11 x 8'11			x			x
Above	Living Room	19'11 x 12'11			x			x
Above	Kitchen	10'6 x 8'			x			x
Above	Master Bedroom	11' x 13'8			x			x

Finished Floor (Main):	<b>1,640</b>	Bachelor Units:	Income as at:	<b>3/4/2020</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,640</b>	1 Bed Units: <b>2</b>			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>450</b>	2 Bed Units: <b>2</b>	Income/annum:	<b>\$63,467.00</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:		3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,730 sq. ft.</b>	Other Units:	Net Op. Income:		4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:			6				
Grand Total:	<b>3,730 sq. ft.</b>	Basement: <b>Part, Partly Finished</b>			7				
					8				

Listing Broker(s): **RE/MAX Select Properties**

**Blue chip Kerrisdale fourplex. This rare offering is a block from the best of Kerrisdale restaurants and shopping. 2 x 2 bedrooms and 2 x 1 bedrooms suites. Ideal family purchase or just hold on and enjoy the future potential. Rents are below market currently. H/W floors throughout, central hot water heating, 5 meters, coin-op laundry and 2 single garages. \$63,467 annual revenue**



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**Active**  
**R2502403**

Board: V  
Other

**234 W 15TH AVENUE**

Vancouver West  
Mount Pleasant VW  
V5Y 1X9

Multifamily  
**\$3,345,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$3,345,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>29</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>9</b>	Approx. Year Built: <b>1912</b>
Lot Area (sq.ft.): <b>6,100.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>108</b>
Flood Plain:	Beds not in Bsmt:	<b>9</b>	Zoning: <b>RT-6</b>
Rear Yard Exp:	Bathrooms:	<b>8</b>	Gross Taxes: <b>\$8,332.91</b>
Council Apprv?:	Full Baths:	<b>8</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>013-698-397</b>		Tour:

View: **Yes: Partial Mountain and City**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Style of Home: **4 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely** Reno. Year: **2018**  
# of Fireplaces: **3** R.I. Plumbing:  
Fireplace Fuel: **Electric, Gas - Natural** R.I. Fireplaces:  
Water Supply: **City/Municipal** Metered  
Fuel/Heating: **Baseboard, Electric, Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 3, BLOCK S, PLAN VAP1530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	7'8 x 13'9	Above	Bedroom	10'9 x 20'2	Below	Bedroom	9'5 x 10'
Main	Bedroom	14'5 x 12'5	Above	Living Room	11'2 x 14'1	Below	Nook	7'8 x 8'5
Main	Living Room	13'7 x 17'9	Above	Kitchen	6'5 x 9'9	Below	Bedroom	10'4 x 10'3
Main	Kitchen	12'1 x 11'6	Above	Bedroom	15'8 x 11'7	Below	Bedroom	9'1 x 14'
Main	Dining Room	6'9 x 18'6	Above	Dining Room	12'1 x 7'2	Below	Living Room	22'1 x 8'7
Main	Living Room	9'11 x 13'	Above	Living Room	6'4 x 11'11	Below	Bedroom	6'11 x 13'7
Main	Kitchen	6'11 x 12'	Above	Kitchen	9' x 8'7	Below	Other	8'5 x 7'7
Main	Bedroom	7'9 x 18'	Above	Bedroom	12'1 x 9'4	Below	Kitchen	6'1 x 9'11
Above	Living Room	10' x 17'8	Below	Dining Room	10'8 x 9'8	Below	Living Room	9'4 x 14'6
Above	Kitchen	10'11 x 6'6	Below	Kitchen	6'4 x 10'7	Below		x

Finished Floor (Main):	<b>1,598</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,533</b>	1 Bed Units:		1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,838</b>	2 Bed Units:	Income/annum:	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,969 sq. ft.</b>	Other Units:	Net Op. Income:	4	Above	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5	Above	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Below	<b>4</b>	<b>No</b>	
Grand Total:	<b>4,969 sq. ft.</b>	Basement: <b>Full</b>		7	Below	<b>3</b>	<b>No</b>	
				8	Below	<b>4</b>	<b>No</b>	

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

**Sutton Group-West Coast Realty**

**Rarely does an opportunity come along to own a Vancouver home like this! This multi-suite, 9 bedroom, 8 bathroom home is situated on one of MountPleasant's best blocks. Located right between the Cambie and Main Street Corridors, this almost 5,000 square foot grand dame home is perched high on a 50 x 125 sqft lot and has an incredible street presence. All suites have been updated throughout the years with much of the original character retained. Potential revenue of over \$12,000 per month! There are so many options with this sizeable character home; live, hold, renovate, redevelop! Do not miss your chance to own a piece of Vancouver history.**



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**Active**  
**R2479780**

Board: V  
Other

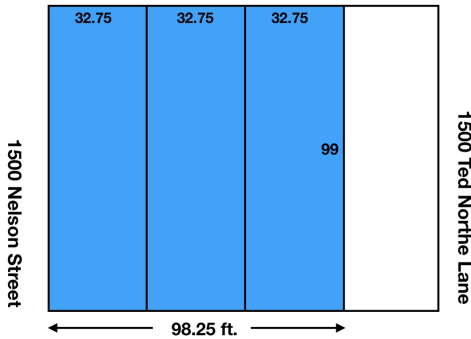
**960 CARDERO STREET**

Vancouver West  
West End VW  
V6G 2G9

Multifamily  
**\$10,850,000** (LP)

(SP)

**900 Cardero Street**



Sold Date: Frontage (feet): **98.25** Original Price: **\$10,850,000**  
 Meas. Type: **Feet** # of Rooms: **1** Frontage (metres): **29.95**  
 Depth / Size (ft.): **99** Bedrooms: **0** Approx. Year Built: **1910**  
 Lot Area (sq.ft.): **9,726.75** Beds in Bsmt: **0** Age: **110**  
 Flood Plain: Beds not in Bsmt: **0** Zoning: **RM-5**  
 Rear Yard Exp: **East** Bathrooms: **0** Gross Taxes: **\$21,014.25**  
 Council Apprv?: Full Baths: **0** For Tax Year: **2020**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:  
 P.I.D.: **014-510-391** Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 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: **Other**

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

Metered

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT C OF LOTS 11 AND 12 BLOCK 46 DISTRICT LOT 185 PLAN 1630 LOT A OF LOTS 11 AND 12 BLOCK 46 DISTRICT LOT 185 PLAN 1630 LOT B OF LOTS 11 AND 12 BLOCK 46 DISTRICT LOT 185 PLAN 1630 014-510-391, 014-510-383**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Other</b>	<b>0' x 0'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,160</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,628</b>	1 Bed Units:		1				Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): <b>2,788 sq. ft.</b>	Other Units: <b>18</b>	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>2,788 sq. ft.</b>	Basement: <b>Part</b>		7				
			8				

Listing Broker(s): **Macdonald Realty**

**On the market for the first time in 40 years is this ultra rare offering of three adjacent revenue homes at 960, 968 & 974 Cardero Street. Zoned RM-5, these three revenue machines generate approximately \$180,000 per year from 18 units and are located on one of the west end's best streets! The three lots of 32.75 by 99 comprise a 9726.75 corner lot. It's urgent that the tenants of the homes are NOT bothered. Inspection of the homes and detailed financial statements are available upon an offer being accepted by the owner. Call me on this special offering.**



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**Active**  
**R2441197**

Board: V  
Other

**1675 E 14TH AVENUE**

Vancouver East  
Grandview Woodland  
V5N 2C9

Multifamily  
**\$6,300,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$6,800,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>30</b>	Frontage (metres):
Depth / Size (ft.):	Bedrooms: <b>13</b>	Approx. Year Built: <b>1911</b>
Lot Area (sq.ft.): <b>6,412.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>109</b>
Flood Plain:	Beds not in Bsmt: <b>13</b>	Zoning: <b>C-2C1</b>
Rear Yard Exp:	Bathrooms: <b>12</b>	Gross Taxes: <b>\$29,622.53</b>
Council Apprv?:	Full Baths: <b>12</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>024-208-451</b>	Tour:

View: :

Complex / Subdiv:

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

Style of Home: **Other**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s), Rooftop Deck**  
Type of Roof: **Asphalt**

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

Metered

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

Legal: **PARCEL H, BLOCK 170, PLAN LMP38798, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	10' x 10'	Above	Bedroom	10' x 10'	Above	Kitchen	10' x 10'
Above	Kitchen	10' x 10'	Above	Kitchen	10' x 10'	Above	Bedroom	10' x 10'
Above	Master Bedroom	10' x 10'	Above	Living Room	10' x 10'	Above	Bedroom	10' x 10'
Above	Living Room	10' x 10'	Above	Master Bedroom	10' x 10'	Above	Bedroom	10' x 10'
Above	Kitchen	10' x 10'	Above	Kitchen	10' x 10'	Above	Kitchen	10' x 10'
Above	Master Bedroom	10' x 10'	Above	Living Room	10' x 10'	Above	Living Room	10' x 10'
Above	Living Room	10' x 10'	Above	Master Bedroom	10' x 10'	Above	Master Bedroom	10' x 10'
Above	Kitchen	10' x 10'	Above	Kitchen	10' x 10'	Above	Living Room	10' x 10'
Above	Bedroom	10' x 10'	Above	Master Bedroom	10' x 10'	Above	Kitchen	10' x 10'
Above	Bedroom	10' x 10'	Above	Living Room	10' x 10'	Above	Master Bedroom	10' x 10'

Finished Floor (Main): <b>6,237</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>4,887</b>	1 Bed Units:		1	Above	4	No	Barn:
Finished Floor (Below): <b>3,445</b>	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>3,417</b>	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total): <b>17,986 sq. ft.</b>	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
	Suite:		5	Above	4	No	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6	Above	4	No	
Grand Total: <b>17,986 sq. ft.</b>	Basement: <b>None</b>		7	Above	4	No	
			8	Above	4	No	

Listing Broker(s): **The Firm Real Estate Services Ltd.**

**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.**



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**Active**  
**R2500172**

Board: V  
Duplex

**1234-1248 W 15TH AVENUE**

Vancouver West  
Fairview VW  
V6H 1R8

Multifamily  
**\$3,480,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$3,480,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>11</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>101</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2001</b>
Lot Area (sq.ft.): <b>5,050.00</b>	Beds in Bsmt:	<b>1</b>	Age: <b>19</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RS-2</b>
Rear Yard Exp: <b>South</b>	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$6,057.29</b>
Council Apprv?:	Full Baths:	<b>6</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>800-140-933</b>		Tour: <b>Virtual Tour URL</b>

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **5**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

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

Metered

Total Parking: **4** Covered Parking:  
Parking: **Open** Parking Access: **Lane, Rear**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **STRATA LOT 1, PLAN LMS4320, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 171/341 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 18'1	Above	Office	8'2 x 10'8			x
Main	Kitchen	13'7 x 11'11			x			x
Main	Master Bedroom	19'4 x 13'7			x			x
Main	Bedroom	12'2 x 10'3			x			x
Bsmt	Family Room	18'7 x 18'4			x			x
Bsmt	Bedroom	12'11 x 9'9			x			x
Main	Living Room	19'2 x 18'1			x			x
Main	Kitchen	13'7 x 11'11			x			x
Above	Master Bedroom	10'10 x 13'5			x			x
Above	Bedroom	12'2 x 10'3			x			x

Finished Floor (Main):	<b>1,189</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,190</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	<b>1,117</b>	3 Bed Units:	Less Op. Exp:	3	Bsmt	4	Yes	Pool:
Finished Floor (Total):	<b>3,496 sq. ft.</b>	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
		Suite:		5	Above	3	No	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Bsmt	4	No	
Grand Total:	<b>3,496 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **Royal Pacific Realty Corp.**

**Rare opportunity to own both sides of a legal strata duplex on a 5050 sq ft lot in desirable Vancouver central location. Living space with 3684 sq ft offers two duplex, total 7 bedrooms and 6 baths. Recent \$250,000 renovations include NEW roof, NEW permitted roof deck with spectacular city and mountain views, NEW window trim, NEW exterior & interior paint, NEW carpet. Current rent is Ideal for empty nesters to move into and generate income from other suite(s), or multi-generational family living. School catchment: BC's top public schools Emily Carr Elementary and Eric Hamber Secondary. Close to BC's top private schools: St. George's, WPGA, Crofton, York House. Easy access to UBC, Downtown, Richmond and YVR. Must see!**



Presented by:  
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**Active**  
**R2489603**

Board: V  
Duplex

**371 E 16TH AVENUE**

Vancouver East  
Mount Pleasant VE  
V5T 2T7

Multifamily  
**\$2,499,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>33.01</b>	Original Price: <b>\$2,700,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>28</b>	Frontage (metres): <b>10.06</b>
Depth / Size (ft.): <b>122.78</b>	Bedrooms:	<b>11</b>	Approx. Year Built: <b>2020</b>
Lot Area (sq.ft.): <b>4,052.97</b>	Beds in Bsmt:	<b>2</b>	Age: <b>0</b>
Flood Plain:	Beds not in Bsmt:	<b>9</b>	Zoning: <b>RT-4N</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>11</b>	Gross Taxes: <b>\$5,945.33</b>
Council Apprv?:	Full Baths:	<b>8</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>3</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-252-472</b>		Tour:

View: **: City & Partial Mountains**  
Complex / Subdiv: **The Pleasant Living**  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **3** Covered Parking: Parking Access: **Rear**  
Parking: **Add. Parking Avail., Carport; Multiple**  
Dist. to Public Transit: **1.5km** Dist. to School Bus: **500 meter**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**  
Sprinklers?: **Yes** Smoke Detectors?: **Y**  
Bylaw Infractions?: **n**

Legal: **LOT 14, BLOCK 98, PLAN VAP5112, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Heat Recov. Vent., Oven - Built In, Range Top, Security System, Smoke Alarm, Sprinkler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'	Above	Master Bedroom	11'8 x 10'4	Below	Foyer	9' x 3'2
Main	Kitchen	13'6 x 8'6	Above	Bedroom	14'9 x 15'2	Below	Foyer	9' x 5'
Main	Dining Room	14' x 9'6	Above	Walk-In Closet	6' x 5'	Bsmt	Living Room	13'6 x 12'
Main	Living Room	13'6 x 10'6	Above	Walk-In Closet	5' x 6'6	Bsmt	Kitchen	10'6 x 9'3
Main	Kitchen	9'6 x 7'6	Above	Master Bedroom	23'9 x 12'3	Bsmt	Master Bedroom	11'3 x 10'8
Main	Living Room	13' x 9'6	Above	Master Bedroom	20' x 11'3	Bsmt	Bedroom	10'6 x 9'6
Main	Kitchen	8'6 x 7'	Below	Bedroom	10'6 x 9'6	Bsmt	Walk-In Closet	4' x 3'3
Main	Bedroom	11' x 9'4	Below	Bedroom	10' x 9'6	Bsmt	Porch	6' x 5'
Main	Foyer	3' x 8'	Below	Bedroom	11' x 8'6			x
Main	Foyer	4' x 10'	Below	Bedroom	11' x 8'			x

Finished Floor (Main):	<b>1,646</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,611</b>	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	<b>904</b>	2 Bed Units:	Income/annum:	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>825</b>	3 Bed Units:	Less Op. Exp:	3	Above	3	Yes	Pool:
Finished Floor (Total):	<b>4,986 sq. ft.</b>	Other Units:	Net Op. Income:	4	Bsmt	3	Yes	Garage Sz:
		Suite:		5	Main	2	No	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Below	3	No	
Grand Total:	<b>4,986 sq. ft.</b>	Basement: <b>Crawl, Fully Finished, Separate Entry</b>		7	Above	3	Yes	
				8	Bsmt	3	Yes	

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

**Development opportunity in desirable Mount Pleasant area. RM4-N zoning with 4 dwelling units approved, approx 5000 sq ft built in total. Property has approved development Permit (prior to letter) & building permit allowing conversion from 1 Family Dwelling to a 4 Family Dwelling. SELLING ENTIRE PROJECT - property along with Building Permits, Land Survey, Arch. Plans, Arborist Report, Eng Report, Abs Report, Geotech Report, Oil Tank Scan, Structural Report and much more! Unit to be freehold strata - non conforming with no maintenance fees. Lot Value. Drive by. Bring offer motivated to sell.**



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**Active**  
**R2352810**

Board: V  
Duplex

**2248 GALT STREET**

Vancouver East  
Victoria VE  
V5N 2Z9

Multifamily  
**\$3,000,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$3,000,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>19</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>117.58</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1996</b>
Lot Area (sq.ft.): <b>5,879.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>24</b>
Flood Plain:	Beds not in Bsmt:	<b>8</b>	Zoning: <b>RM-9A</b>
Rear Yard Exp:	Bathrooms:	<b>7</b>	Gross Taxes: <b>\$6,206.50</b>
Council Apprv?:	Full Baths:	<b>7</b>	For Tax Year: <b>2018</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>007-041-390</b>		Tour: <b>Virtual Tour URL</b>

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Rooftop Deck**  
Type of Roof: **Torch-On**

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

Metered

Total Parking: **12** Covered Parking: **3** Parking Access: **Front**  
Parking: **Carport & Garage**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **LOT 1, BLOCK 8, PLAN VAP19272, DISTRICT LOT 393, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities: **None**

Site Influences: **Central Location**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'3	Above	Bedroom	13' x 8'10			x
Main	Dining Room	11'2 x 8'4	Above	Bedroom	9'3 x 9'1			x
Main	Kitchen	11'9 x 9'1	Above	Den	8'8 x 7'8			x
Main	Master Bedroom	11'10 x 10'8	Below	Living Room	10'6 x 10'2			x
Main	Bedroom	13' x 8'10	Below	Dining Room	9'9 x 9'			x
Main	Bedroom	9'3 x 9'1	Below	Kitchen	9' x 8'10			x
Above	Living Room	16'5 x 12'3	Below	Master Bedroom	9'10 x 8'7			x
Above	Dining Room	11'2 x 8'4	Below	Bedroom	9'10 x 8'3			x
Above	Kitchen	11'9 x 9'1	Below	Utility	6' x 6'			x
Above	Master Bedroom	11'10 x 10'8			x			x

Finished Floor (Main):	<b>1,300</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,300</b>	1 Bed Units:		1	Main	4	Yes	Barn:
Finished Floor (Below):	<b>808</b>	2 Bed Units:	Income/annum:	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	<b>3,408 sq. ft.</b>	Other Units:	Net Op. Income:	4	Above	4	Yes	Garage Sz:
		Suite:		5	Above	4	Yes	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Above	4	No	
Grand Total:	<b>3,408 sq. ft.</b>	Basement: <b>Fully Finished</b>		7	Below	4	No	
				8				

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

**Property MUST be sold along with 2219 Kingsway (details on commercial MLS # C8024608). Legal duplex very well setup for revenue producing but value is in the long term development opportunities when combined with 2219 Kingsway. Buyer to confirm to their satisfaction the current & future possibilities.**



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**Active**  
**R2495138**

Board: V  
Fourplex

**233 W 8TH AVENUE**

Vancouver West  
Mount Pleasant VW  
V5Y 1N3

Multifamily  
**\$4,000,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$4,000,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>10</b>	Frontage (metres): <b>10.06</b>
Depth / Size (ft.): <b>122.5</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1930</b>
Lot Area (sq.ft.): <b>4,030.95</b>	Beds in Bsmt:	<b>0</b>	Age: <b>90</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>I1</b>
Rear Yard Exp: <b>North</b>	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$9,791.42</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>011-063-637</b>		Tour:

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

Style of Home: **3 Storey w/Bsmt.**  
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: **None**  
Type of Roof: **Asphalt**

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

Metered

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **n**

Legal: **LOT A, BLOCK 20, PLAN VAP5832, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 9 & 10**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	1' x 1'			x			x
Main	Bedroom	1' x 1'			x			x
Main	Bedroom	1' x 1'			x			x
Below	Living Room	1' x 1'			x			x
Below	Bedroom	1' x 1'			x			x
Above	Living Room	1' x 1'			x			x
Above	Bedroom	1' x 1'			x			x
Above	Bedroom	1' x 1'			x			x
Above	Living Room	1' x 1'			x			x
Above	Bedroom	1' x 1'			x			x

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

Listing Broker(s): **RE/MAX Select Properties**

**Potential Development Site. 33 x 122 lot. Light Industrial Zoning. Currently a 4 unit Multi Family Conversion with 2 one bedroom suites & 2 two bedroom suites. The property is located in the vibrant & beautiful Mount Pleasant Area at 8th & Alberta. Within walking distance to Parks Restaurants, Stores, Schools, Granville Island and the Olympic Village. Just a 10 minute drive to downtown, a 27 minute drive to YVR Airport and minutes away from Vancouver's world class public transportation. A 94 Walking Score, 93 Transit Score and a 94 Bike Score. All measurements and age are approximate. Buyer to verify all information.**



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**Active**  
**R2493529**

Board: V  
Duplex

**6391 BEATRICE STREET**

Vancouver East  
Killarney VE  
V5P 3R5

Multifamily  
**\$2,188,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>51.85</b>	Original Price: <b>\$2,188,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>14</b>	Frontage (metres): <b>15.80</b>
Depth / Size (ft.): <b>117.45</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1957</b>
Lot Area (sq.ft.): <b>6,090.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>63</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RT-2</b>
Rear Yard Exp:	Bathrooms:	<b>3</b>	Gross Taxes: <b>\$5,143.00</b>
Council Apprv?:	Full Baths:	<b>3</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>009-602-810</b>		Tour:

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Community**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Metered

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

Legal: **LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**

Features: **Clothes Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>15' x 10'</b>	<b>Below</b>	<b>Kitchen</b>	<b>10' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>5' x 10'</b>	<b>Below</b>	<b>Living Room</b>	<b>10' x 11'</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>10' x 12'</b>	<b>Below</b>	<b>Master Bedroom</b>	<b>12' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 10'</b>	<b>Below</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>15' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>5' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>10' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,043</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,043</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>800</b>	2 Bed Units: <b>3</b>	Income/annum:	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	3 Bed Units:	Less Op. Exp:	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,886 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>2,886 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
			8				

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

**Location! Location! Close to transit, restaurants, schools and parks. Legal duplex with 3 units. 2 Units have been recently renovated. Lots of parking. Great investment !! Just sit back and collect the rent. Call to view allow 24 hours. All measurements are approximate & to be verified by buyer.**