| | | Paragon 5 | | |
|--|--|---|---|--|
| for the second | | sented by: ala PREC* | THE TRO | |
| 0 | - | Edge Realty | EDGE | |
| | CONTC: | 604-551-4418 | | |
| and the second s | | 78-650-0527 ala@shaw.ca | | |
| | | luisayala.ca | | |
| ACTIVE 28021594 | | ALE ROAD | \$2,280,000 (LP) | |
| Board: H | | lliwack E Young-Yale | (SP) (LR sq. ft. p M | |
| Aulti-Family Commercial | | Chilliwack E Young-Yale V2P 2R6 | | |
| | \$103,668.00.2 Completely rer with very low o | 2 story stratified complex with 8 novated with double glazed energe expenses and common areas to bil tank certification. Backs onto I | icing property, Annual Gross income of two bedrooms in-suite washer and dryer. gy smart windows and patio doors, newer roof take care of. Environmental phase 1 report Portage park and near Chilliwack secondary | |
| | P.I.D.: 017-4 | Zoning/Land Use: R5 Transaction Ty | | |
| Virtual Tour: | Zoning/Land Land Sz SF/J | Use: R5 | Prop. Tax/Year: \$7,375.10 / 2018 Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset | |
| | Zoning/Land Land Sz SF/J | Use: R5 | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale | |
| | Zoning/Land Land Sz SF/J | d Use: R5 Acres: 13,328 /0.31 | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale | |
| Property Details | Zoning/Land Land Sz SF// Brochure: | d Use: R5 Acres: 13,328 /0.31 <u>General Building Details</u> Subj. Space SqFt: 780 Year Built: 1991 | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 | |
| Property Details Interest In Land: Strata Environmental Assessme | Zoning/Land Land Sz SF/J | d Use: R5 Acres: 13,328 /0.31 <u>General Building Details</u> Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant | Zoning/Land Land Sz SF// Brochure: ent Phase: Phase/Stage 1 | d Use: R5 Acres: 13,328 /0.31 <u>General Building Details</u> Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved | Zoning/Land Land Sz SF/J Brochure: ent Phase: Phase/Stage 1 | d Use: R5 Acres: 13,328 /0.31 <u>General Building Details</u> Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved | Zoning/Land Land Sz SF/J Brochure: ent Phase: Phase/Stage 1 | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 | <pre>Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators:</pre> | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved | Zoning/Land Land Sz SF/J Brochure: ent Phase: Phase/Stage 1 | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 Roof:Asphalt Shingles, Torch | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved Amenities: Balconies, Visi Site Services: Electricity, Gas, Paved | Zoning/Land Land Sz SF// Brochure: ent Phase: Phase/Stage 1 I: tor Parking Fully Serviced, Garbage Collection, Natural I Streets, Sanitary Sewer, Sewer - Storm, | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On Not Water | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved Amenities: Balconies, Visi Site Services: Electricity, Gas, Paved | Zoning/Land Land Sz SF/A Brochure: ent Phase: Phase/Stage 1 I: tor Parking | d Use: R5 Acres: 13,328 /0.31 <u>General Building Details</u> Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 Roof:Asphalt Shingles, Torch HVAC: Baseboard, Electric, H Building Type: Condo Strat | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On Not Water ta Complex | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved Amenities: Balconies, Visi Site Services: Electricity, Gas, Paved Street Ligh | Zoning/Land Land Sz SF// Brochure: ent Phase: Phase/Stage 1 I: tor Parking Fully Serviced, Garbage Collection, Natural I Streets, Sanitary Sewer, Sewer - Storm, ting, Sidewalk | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 Roof:Asphalt Shingles, Torch HVAC: Baseboard, Electric, H | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On Not Water ta Complex | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved Amenities: Balconies, Visi Site Services: Electricity, Gas, Paved Street Ligh Restrictions: None Know | Zoning/Land Land Sz SF// Brochure: ent Phase: Phase/Stage 1 I: tor Parking Fully Serviced, Garbage Collection, Natural I Streets, Sanitary Sewer, Sewer - Storm, ting, Sidewalk | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 Roof:Asphalt Shingles, Torch HVAC: Baseboard, Electric, H Building Type: Condo Strat Construction Type: Wood F | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On Not Water ta Complex | |
| Property Details Interest In Land: Strata Environmental Assessme Occupancy: Tenant Seller's Rights Reserved Amenities: Balconies, Visi Site Services: Electricity, Gas, Paved Street Ligh Restrictions: None Know | Zoning/Land Land Sz SF// Brochure: ent Phase: Phase/Stage 1 I: tor Parking Fully Serviced, Garbage Collection, Natural I Streets, Sanitary Sewer, Sewer - Storm, ting, Sidewalk | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 Roof:Asphalt Shingles, Torch HVAC: Baseboard, Electric, H Building Type: Condo Strat Construction Type: Wood F | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On Not Water ta Complex Frame, Mixed | |
| Occupancy: Tenant Seller's Rights Reserved Amenities: Balconies, Visi Site Services: Electricity, Gas, Paved | Zoning/Land Land Sz SF// Brochure: ent Phase: Phase/Stage 1 I: tor Parking Fully Serviced, Garbage Collection, Natural I Streets, Sanitary Sewer, Sewer - Storm, ting, Sidewalk vn Lease Op Cost SqFt: | d Use: R5 Acres: 13,328 /0.31 General Building Details Subj. Space SqFt: 780 Year Built: 1991 Complex Name: ASHBURY F # of Buildings: # of Loading Doors: 0 Parking Spaces: 11 Roof:Asphalt Shingles, Torch HVAC: Baseboard, Electric, H Building Type: Condo Strat Construction Type: Wood F Leas Tot. | Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset Width / Depth: 68.00 / 196 PLACE # of Storeys: 2 # of Grade Doors: 0 # of Elevators: On Not Water ta Complex Frame, Mixed e SubLease: | |

| 11/5/2018 | - | Paragon 5 | | |
|---|---|--|--|--|
| 6 | Presented by: Luis Ayala PREC* | | | THE EDGE |
| | | Edge Realty 604-551-4418 | | REALTY |
| | OFC: 7 | 78-650-0527 la@shaw.ca | | |
| | | uisayala.ca | | |
| ACTIVE C8021598 | | WARD STREET | 4 | 5 10,900,000 (LP) |
| Board: H | Chilliwack Chilliwack W Young-Well | | | (SP) |
| Multi-Family Commercial | | P 4C5 | | (LR sq. ft. p M |
| | Once in a life t Buildings are ii very low vacar rate. | ime opportunity, superb location overy good condition, 69 units ocy rates and has onsite careta | on in ideal area of Chilliwa s with generous parking all ker/manager. Offered at e: | ck down town. around. Building runs kcellent 4.35% cap |
| | Zoning/Land Land Sz SF// | e: Multi-Family Commercial | Prop. Tax/Year: \$45, Width / Depth: Transaction Type: Fo Sale Type: Share | / r Sale |
| Virtual Tour: | Brochure: | | | |
| Property Details | | General Building Details | | |
| Interest In Land: Freehold | | Subj. Space SqFt: Year Built: 2002 | Width / Depth: | / |
| Environmental Assessment Phase: Phase/ | Stage 1 | Complex Name: LOGAN P | LACE & LOGAN MANOR | |
| Occupancy: Tenant | | # of Buildings: | # of Storeys: | |
| Seller's Rights Reserved: No | | # of Loading Doors: | # of Grade Doors | |
| | | π of Loading Doors. | " of didde boots | 5. |
| Amenities: Visitor Parking | | Parking Spaces: 2 | # of Elevators: | 5: |
| - | | Parking Spaces: 2 Roof: Asphalt Shingles | # of Elevators: | 5 . |
| Amenities: Visitor Parking | | Parking Spaces: 2 Roof:Asphalt Shingles HVAC: Baseboard, Commo | # of Elevators: | |
| - | | Parking Spaces: 2 Roof: Asphalt Shingles | # of Elevators: | 5: |
| Amenities: Visitor Parking Site Services: | | Parking Spaces: 2 Roof:Asphalt Shingles HVAC: Baseboard, Commo | # of Elevators: n Water Heater (2-4 storeys) | 5: |
| Amenities: Visitor Parking Site Services: Restrictions: Restrictive Covenant(s) | Losso On Cost SaEt: | Parking Spaces: 2 Roof:Asphalt Shingles HVAC: Baseboard, Commo Building Type: Low Rise Construction Type: Wood | # of Elevators: n Water Heater (2-4 storeys) I Frame | |
| Amenities: Visitor Parking Site Services: Restrictions: Restrictive Covenant(s) Lease Details | Lease Op Cost SqFt: Additional Rent/SF: | Parking Spaces: 2 Roof:Asphalt Shingles HVAC: Baseboard, Commo Building Type: Low Rise Construction Type: Wood | # of Elevators: n Water Heater (2-4 storeys) I Frame ase SubLease: | |
| Amenities: Visitor Parking Site Services: Restrictions: Restrictive Covenant(s) Lease Details Lease Rate Sq. Foot: | Additional Rent/SF: | Parking Spaces: 2 Roof:Asphalt Shingles HVAC: Baseboard, Commo Building Type: Low Rise Construction Type: Wood Lea Tot | # of Elevators: n Water Heater (2-4 storeys) I Frame ase SubLease: t. Spce Avail for Lse: | |
| Amenities: Visitor Parking Site Services: Restrictions: Restrictive Covenant(s) Lease Details Lease Rate Sq. Foot: Lease Size Sq. Foot: | | Parking Spaces: 2 Roof:Asphalt Shingles HVAC: Baseboard, Commo Building Type: Low Rise Construction Type: Wood Lea Tot | # of Elevators: n Water Heater (2-4 storeys) I Frame ase SubLease: | |

| Lease Type: | Lease Expiry Date: | | | | | |
|---|--|--|--|----------------------|--|--|
| ease Size Sq. Foot: Lease Term (Months): | | Subj. Unit Cont. Spce: | | | | |
| <u>Lease Details</u> Lease Rate Sq. Foot: | Lease Op Cost SqFt: Additional Rent/SF: | Lease SubLease: Tot. Spce Avail for Lse: | | | | |
| strictions: | | Construction Type: Wood | | | | |
| Site Services: | | HVAC: Baseboard, Common Water Heater, Hot Water Building Type: Low Rise (2-4 storeys) | | | | |
| | | Roof: Torch On | | | | |
| Amenities: | | Parking Spaces: 11 | # of Elevators: 1 | | | |
| Occupancy: Tenant Rights Seller's Rights Reserved: | | # of Buildings: # of Loading Doors: | <pre># of Storeys: 4 # of Grade Doors:</pre> | | | |
| Environmental Assessment Phase: None | | Complex Name: HELENA A | | | | |
| Interest In Land: Freehold | | Year Built: 9999 | ······, · · · · · · · · · · · · · · · · | | | |
| <u>Property Details</u> | | <u>General Building Details</u> Subj. Space SqFt: | Width / Depth: / | | | |
| Virtual Tour: | Brochure: | | | | | |
| (| | Acres: 14,742 /0.34 | Sale Type: Asset | | | |
| | Zoning/Land Use: R6 Transaction Type: For Sale | | | | | |
| | P.I.D.: 008-981-698 Prop. Tax/Year: \$10,969.92 2018 Property Type: Multi-Family Commercial Width / Depth: / | | | | | |
| | | | | | | |
| | | | | | | |
| | very good condition. Property management is done on site and the typical tenant is elderly, allowing for passive ownership with few tenant hassles. Heat & hot water is provided to the tenants and there is revenue upside when new tenants come into the building. | | | | | |
| | maintenance h | as been performed on a prope | nd tenant storage on every floor. Bu r schedule, without deferral - the bui done on site and the typical tenant | lding is in | | |
| | in a good area hospital and is | of Chilliwack within walking dis on a bus route. In the last mo | prey, 22 unit rental apartment buildir stance of shopping, recreational facil nth, the building boiler heating syste | ities, m has been | | |
| Aulti-Family Commercial | V2I | P 1S3 | | ft. p M | | |
| C8021864 Board: H | Chilliwack Chilliwack W Young-Well | | | (SP) | | |
| | | uisayala.ca TEN AVENUE | \$2,400,0 | 00 (I D) | | |
| | OFC: 778-650-0527 <u>luisayala@shaw.ca</u> | | | | | |
| | Metro Edge Realty CONTC: 604-551-4418 | | | | | |
| | | ala PREC* | | DGE | | |
| | | | | | | |