

Presented by:

Luis Ayala PREC*

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ACTIVE C8021398 Board: N Multi-Family Commercial	1051 CHAMBERLIN AVENUE Prince Rupert (Zone 52) Prince Rupert - City V8J 4J5	\$920,000 (LP) (SP) (LR sq. ft. p...)
Value-add investment property for sale at 1051 Chamberlin Ave Prince Rupert. Re-zoning is approved for age 55+ rental building. Many improvements have been completed. A state-of-the-art metal roof was installed in 2016, windows have been replaced, exterior aluminum was re-painted and concrete accessibility ramps have been installed at all entrances. The interior is ready for renovation. Drywall repairs and repainting of rooms has been completed. All flooring and fixtures that require replacement have been removed. The interior floors, kitchens and bathrooms are ready for refurbishing. The building is home to 34 bachelor units and 2 one-bedroom suites. Restaurant and lounge features beautiful exposed wood beams and skylight. A lobby, reception area and office welcome residents at the entrance. A large common area on the second floor is ready for your design ideas. Rent furnished rooms and offer meal service. Cap rate projections from 10.69% to 14.48% after renovation!		
	P.I.D.: 004-190-815	Prop. Tax/Year: \$8,216.43 / 2018
	Property Type: Multi-Family Commercial	Width / Depth: /
	Zoning/Land Use: RM2	Transaction Type: For Sale
	Land Sz SF/Acres: 51,227 / 1.18	Sale Type: Asset
Virtual Tour:	Brochure:	
<u>Property Details</u> Interest In Land: Freehold Environmental Assessment Phase: Phase/Stage 1 Occupancy: Vacant Seller's Rights Reserved: No Amenities: Site Services: Restrictions: None Known	<u>General Building Details</u> Subj. Space SqFt: 16,120 Year Built: 1972 Complex Name: # of Buildings: # of Loading Doors: Parking Spaces: 60 Roof: Other, See Remarks HVAC: Baseboard, Electric Building Type: Low Rise (2-4 storeys) Construction Type: Wood Frame	Width / Depth: / # of Storeys: # of Grade Doors: # of Elevators: 0
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Firm: Multifamily Real Estate S.C.		

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ACTIVE C8021403 Board: N Multi-Family Commercial	200 SHERBROOKE AVENUE Prince Rupert (Zone 52) Prince Rupert - City V8J 2V8	\$2,598,000 (LP) (SP) (LR sq. ft. p...)
<p>Once in a lifetime opportunity to purchase a vacant concrete high-rise, the tallest building in Prince Rupert. Built in 1966, Digby Tower proudly sits overlooking all of Prince Rupert with beautiful views in every direction. The building features 60 suites (20 bachelor, 40 one-bedroom) with laundry and storage lockers on the ground floor. Create Prince Rupert's best high-end rental building, or stratify and sell in Prince Rupert's rising housing market. Recent building upgrades include a new torch-on membrane roof in 2013. The two elevators are regularly serviced. Concrete structure and poured concrete foundation have many decades of useable life. Building is vacant and in need of retrofit and renovation. Detailed engineering reports are available for the qualified purchaser. Conservative cap rate projections are between 7.75% - 9.96% after renovation.</p>		
Virtual Tour:	P.I.D.: 013-737-961 Property Type: Multi-Family Commercial Zoning/Land Use: RM Land Sz SF/Acres: 33,541 / 0.77 Brochure:	Prop. Tax/Year: \$8,830.76 / 2018 Width / Depth: / Transaction Type: For Sale Sale Type: Asset
<u>Property Details</u> Interest In Land: Freehold Environmental Assessment Phase: Phase/Stage 1 Occupancy: Vacant Seller's Rights Reserved: No Amenities: Site Services: Restrictions: None Known	<u>General Building Details</u> Subj. Space SqFt: 39,100 Width / Depth: / Year Built: 1966 Complex Name: DIGBY TOWER # of Buildings: # of Storeys: # of Loading Doors: # of Grade Doors: Parking Spaces: # of Elevators: 2 Roof: Flexible Membrane, Torch On HVAC: Baseboard, Hot Water Building Type: High-Rise (5+ storeys) Construction Type: Concrete	
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Firm: Multifamily Real Estate S.C.		