



ACTIVE
C8020929**Board:** V
Multi-Family Commercial**1648 E 1ST AVENUE**Vancouver East
Grandview VE
V5N 1A7**\$6,380,000** (LP)
(SP)
(LR sq. ft. p/a) 

DEVELOPMENT OPPORTUNITY and RENTAL INCOME. Whole building is currently rented to stable tenant. Close to wide variety of authentic restaurants, shops and services. The trendiness of the "Drive" has drawn many young professionals and first time home buyers in the area, seeking both the lifestyle and convenience of the neighborhood.

P.I.D.: 014-895-137**Property Type:** Multi-Family Commercial**Zoning/Land Use:** RM-4N**Land Sz SF/Acres:** 12,078 / 0.28**Brochure:****Prop. Tax/Year:** \$13,385.06 / 2017**Width / Depth:** 99.00 / 122.00**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****General Building Details****Subj. Space SqFt:** 8,000**Width / Depth:** /**Year Built:** 1958**Complex Name:****# of Buildings:****# of Storeys:** 3**# of Loading Doors:****# of Grade Doors:****Parking Spaces:** TBD**# of Elevators:****Roof:****HVAC:****Building Type:** Low Rise (2-4 storeys), Residential Mix**Construction Type:** Mixed**Restrictions:****1 Bdrm Apts:** 0**Penthouse Apts:** 0**Total Units:** 0**Total Operating Expenses:** \$ 0**2 Bdrm Apts:** 0**Bachelor Apts:** 0**Gross Income:** \$ 0**Net Operating Income:** \$ 0**3 Bdrm Apts:** 0**Studio Apts:** 0**Other Income:** \$ 0**Cap Rate:** 2.40**4+ Bdrm Apts:** 0**Other Units:** 0**Eff Gross Inc:** \$ 0**Lease Details****Leased Rate Sq. Foot:****Leased 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:** [RE/MAX City Realty](#)


ACTIVE
C8020931**2277 2299 E 30TH AVENUE****\$47,500,000** (LP)**Board:** V
Multi-Family CommercialVancouver East
Victoria VE
V5N 5N1(SP)
(LR sq. ft. p/a) 

IN THE HEART OF NORQUAY VILLAGE!! just off Kingsway and Nanaimo. The City of Vancouver is focusing on the revitalization of Kingsway's Norquay Village as a new and upcoming High-Density District. Already experiencing rapid changes in the area with WESTBANK'S "Kensington Garden", WALL GROUP'S "2300 Kingsway, INMAN'S "Windsor" and the future "2400 Motel site". Centrally located, steps away from 29th Ave Skytrain-only 5 minutes to Commercial Drive, and 10 minutes to downtown Vancouver. All practical and entertainment amenities, at your doorstep, T & T Supermarket, Trendy restaurants, Elementary School, High School, Langara College, General Brock Park, Slocan Park, Trout Lake Park and Community Centre, Killarney and Renfrew Community Centres and other local services. This 64 unit strata titled multi-family 3 level building, is a great investment for holding or redeveloping. RARE OPPORTUNITY in a PRIME Vancouver location. Please contact listing agents with regards to the confidentiality agreement.

P.I.D.: 003-032-051**Prop. Tax/Year:** \$45,434.00 / 2017**Property Type:** Multi-Family Commercial**Width / Depth:** /**Zoning/Land Use:** CD 100**Transaction Type:** For Sale**Land Sz SF/Acres:** 53,013 / 0.00**Sale Type:** Asset**Virtual Tour:****Brochure:****Property Details****Interest In Land:** Other**Environmental Assessment Phase:** Phase/Stage 1**Occupancy:****Seller's Rights Reserved:****Amenities:****Site Services:****General Building Details****Subj. Space SqFt:** **Width / Depth:** /**Year Built:** 1977**Complex Name:** TWIN COURT**# of Buildings:** 2 **# of Storeys:** 3**# of Loading Doors:** **# of Grade Doors:****Parking Spaces:** **# of Elevators:** 2**Roof:** Wood Shingles**HVAC:** Baseboard**Building Type:** Low Rise (2-4 storeys)**Construction Type:** Wood Frame**Restrictions:**


1 Bdrm Apts: 46	Penthouse Apts: 0	Total Units: 64	Total Operating Expenses: \$ 303,806
2 Bdrm Apts: 14	Bachelor Apts: 0	Gross Income: \$ 1,262,400	Net Operating Income: \$ 958,594
3 Bdrm Apts: 4	Studio Apts: 0	Other Income: \$ 0	Cap Rate: 2.00
4+ Bdrm Apts: 0	Other Units: 0	Eff Gross Inc: \$ 1,262,400	

Lease Details**Leased Rate Sq. Foot:****Leased 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:** [Park Georgia Realty Ltd.](#)

ACTIVE
C8020789**Board:** V
Multi-Family Commercial**1675 E 14TH AVENUE**Vancouver East
Grandview VE
V5N 2C9**\$7,800,000** (LP)
(SP)
(LR sq. ft. p/a) 


INVESTOR ALERT! Mixed-used building in PRIME location at the corner of Commercial Drive and E. 14th Ave. 13 residential units plus 1 commercial space (can be split into 2). Approximate GROSS income of \$208,720 per year not including the 3 bedroom owner's suite that can be rented after completion. 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.

P.I.D.: 024-208-451**Property Type:** Multi-Family Commercial**Zoning/Land Use:** C-2C1**Land Sz SF/Acres:** 6,412 / 0.15**Brochure:****Prop. Tax/Year:** \$29,990.32 / 2017**Width / Depth:** 63.50 / 101.00**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Owner**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:** None Known**1 Bdrm Apts:** 6**Penthouse Apts:** 0**2 Bdrm Apts:** 4**Bachelor Apts:** 0**3 Bdrm Apts:** 3**Studio Apts:** 0**4+ Bdrm Apts:** 0**Other Units:** 1**General Building Details****Subj. Space SqFt:** 18,016**Width / Depth:** /**Year Built:** 1911**Complex Name:****# of Buildings:****# of Storeys:** 4**# of Loading Doors:****# of Grade Doors:****Parking Spaces:** 0**# of Elevators:****Roof:** Other**HVAC:** Electric**Building Type:** Mixed Use**Construction Type:** Wood Frame**Total Units:** 14**Total Operating Expenses:** \$ 0**Gross Income:** \$ 0**Net Operating Income:** \$ 0**Other Income:** \$ 0**Cap Rate:** 0.00**Eff Gross Inc:** \$ 0**Lease Details****Leased Rate Sq. Foot:****Leased 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:** [RE/MAX Progroup Realty](#)

ACTIVE
C8020708**Board:** V
Multi-Family Commercial**3669 W 11TH AVENUE**Vancouver West
Kitsilano
V6R 2K4**\$10,750,000** (LP)
(SP)
(LR sq. ft. p/a) 

Brand new stratified aptmt bldg in Kitsilano. Completion expected for early summer 2019. Projected cap rate on future income 3%. 1 - 1 Bedroom, 3 - 2 Bedrooms, 1 - 3 Bdrms. see attachment for disclosure statement .

P.I.D.: 013-815-695**Property Type:** Multi-Family Commercial**Zoning/Land Use:** C-2**Land Sz SF/Acres:** 4,026 / 0.09**Brochure:****Prop. Tax/Year:** \$33,619.37 / 2017**Width / Depth:** 33.00 / 122.00**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** Phase/Stage 1**Occupancy:** New; Never Occupied**Seller's Rights Reserved:** Yes**Amenities:****Site Services:****Restrictions:** None Known**1 Bdrm Apts:** 1**2 Bdrm Apts:** 3**3 Bdrm Apts:** 1**4+ Bdrm Apts:** 0**Penthouse Apts:** 0**Bachelor Apts:** 0**Studio Apts:** 0**Other Units:** 0**General Building Details****Subj. Space SqFt:** 6,440**Width / Depth:** /**Year Built:** 2018**Complex Name:** POINTKITS LIVING**# of Buildings:****# of Storeys:** 4**# of Loading Doors:****# of Grade Doors:****Parking Spaces:** 5**# of Elevators:** 1**Roof:** Other**HVAC:****Building Type:** Condo Strata Complex, Low Rise (2-4 storeys), Mixed Use**Construction Type:** Brick/Masonry, Concrete, Wood Frame**Total Units:** 5**Total Operating Expenses:** \$ 23,233**Gross Income:** \$ 0**Net Operating Income:** \$ 305,887**Other Income:** \$ 0**Cap Rate:** 3.00**Eff Gross Inc:** \$ 329,120**Lease Details****Leased Rate Sq. Foot:****Leased 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:** [Multiple Realty Ltd.](#)

ACTIVE
C8020816**Board:** H
Multi-Family Commercial**798 HOT SPRINGS ROAD**Harrison Hot Springs
Harrison Hot Springs
VOM 1K0**\$2,800,000** (LP)
(SP)
(LR sq. ft. p/a) 


Highly Desirable Development Property. 40 Bare Land Strata lots.

P.I.D.: 011-150-491**Property Type:** Multi-Family Commercial**Zoning/Land Use:** CD5**Land Sz SF/Acres:** 233,917 / 5.37**Brochure:****Prop. Tax/Year:** \$10,008.52 / 2017**Width / Depth:** /**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Vacant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:****1 Bdrm Apts:****2 Bdrm Apts:****3 Bdrm Apts:****4+ Bdrm Apts:****Penthouse Apts:****Bachelor Apts:****Studio Apts:****Other Units:****Total Units:****Gross Income:** \$**Other Income:** \$**Eff Gross Inc:** \$**Total Operating Expenses:** \$**Net Operating Income:** \$**Cap Rate:****Lease Details****Leased Rate Sq. Foot:****Leased 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:** [Team 3000 Realty Ltd.](http://Team3000RealtyLtd.com)

ACTIVE
C8020695
Board: V
 Multi-Family Commercial

37978 FIFTH AVENUE

Squamish
 Downtown SQ
 V0N 3G0

\$1,800,000 (LP)
 (SP)
 (LR sq. ft. p/a) 



NO IMAGE
 AVAILABLE

Home and property are part of a six lot assembly in Downtown Squamish. The Official Community plan has just been updated & adopted by council & this part downtown has gone from an FSR of .6 to 2.0. The property is priced at \$125 a square foot based on the potential buildable square footage for this particular lot. With average sales prices of well over \$600 a square foot for new construction condos, there are numerous paths to success with this development site. A nice modern home with a laneway garage & home, which will offer income during the holding period. The location is excellent. You are steps away from the recreation of the estuary and steps to the shops, services & increasingly excellent restaurants & cafes of downtown. Squamish remains one of the fastest growing communities in Canada. Perfectly located between the international ski resort of Whistler & Vancouver's North Shore, one of the most expensive real estate markets in Canada, with near zero % vacancy in both markets.

P.I.D.: 002-932-547

Prop. Tax/Year: \$3,850.61 / 2017

Property Type: Land Commercial, Multi-F...

Width / Depth: /

Zoning/Land Use: RS2

Transaction Type: For Sale

Land Sz SF/Acres: 6,000 / 0.14

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Owner

Seller's Rights Reserved: No

Amenities:

Site Services: Cable at Lot Line, Electricity at Lot Line, Natural Gas at Lot Line, Hi Spd Internt at LotLine, Sanitary sewer at LotLine, Storm Sewer at Lot Line, City Water at Lot Line

Restrictions: None Known

General Building Details

Subj. Space SqFt: 2,750

Width / Depth: /

Year Built: 1989

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces:

of Elevators:

Roof: Asphalt Shingles

HVAC: Baseboard

Building Type: Low Rise (2-4 storeys), Mul Tenant/MultiPlex (5+)

Construction Type: Wood Frame

1 Bdrm Apts:

Penthouse Apts:

Total Units:

Total Operating Expenses: \$

2 Bdrm Apts:

Bachelor Apts:

Gross Income: \$

Net Operating Income: \$

3 Bdrm Apts:

Studio Apts:

Other Income: \$

Cap Rate:

4+ Bdrm Apts:

Other Units:

Eff Gross Inc: \$

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Lease SubLease:

Leased Size Sq. Foot:

Additional Rent/SF:

Tot. Spce Avail for Lse:


Lease Type:

Lease Term (Months):

Subj. Unit Cont. Spce:


Lease Expiry Date:

Firm: [RE/MAX Masters Realty](#)

ACTIVE
C8020537**Board:** V
Multi-Family Commercial**2525 YORK AVENUE**Vancouver West
Kitsilano
V6K 1E4**\$5,595,000** (LP)
(SP)
(LR sq. ft. p/a) 


Rare, first time on the market. Kitsilano York Avenue offering an address of distinction plus much more! This property offers a substantial upside as holding investment for a future potential development under Heritage Revitalization. Currently there are 10 rental units consisting of 5 studios, 4-1 bedrooms and 1-1 bedrooms plus den. There are also 2 garages on a large 50'x120' lot. Call LB for more details.

P.I.D.: 015-023-753**Property Type:** Multi-Family Commercial**Zoning/Land Use:** RT-8**Land Sz SF/Acres:** 6,000 / 0.14**Brochure:****Prop. Tax/Year:** \$11,158.34 / 2017**Width / Depth:** 50.00 / 120.00**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:** [VirtualTourLink](#)**Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:****1 Bdrm Apts:** 5**2 Bdrm Apts:** 0**3 Bdrm Apts:** 0**4+ Bdrm Apts:** 0**Penthouse Apts:** 0**Bachelor Apts:** 5**Studio Apts:** 5**Other Units:** 0**General Building Details****Subj. Space SqFt:** 5,167**Width / Depth:** /**Year Built:** 1912**Complex Name:****# of Buildings:****# of Storeys:** 2**# of Loading Doors:****# of Grade Doors:****Parking Spaces:****# of Elevators:****Roof:** Asphalt Shingles, See Remarks**HVAC:****Building Type:** Mul Tenant/MultiPlex (5+)**Construction Type:** Wood Frame, Mixed**Total Units:** 10**Gross Income:** \$ 0**Other Income:** \$ 0**Eff Gross Inc:** \$ 0**Total Operating Expenses:** \$ 0**Net Operating Income:** \$ 0**Cap Rate:** 2.02**Lease Details****Leased Rate Sq. Foot:****Leased 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:** [HQ Commercial](#)

ACTIVE
C8020545**Board:** N
Multi-Family Commercial**2221 BUTLER AVENUE**Houston (Zone 53)
Houston - Town
VOJ 122**\$760,000** (LP)
(SP)
(LR sq. ft. p/a) 


18-unit apartment building in a great location in Houston, BC. Upgrades done in 2013 include all new windows, patios, doors, repairs to balconies, and exterior painting. Low vacancy rate. 8 two-bedroom units and 10 one-bedroom units.

P.I.D.: 005-972-175**Property Type:** Multi-Family Commercial**Zoning/Land Use:** R4**Land Sz SF/Acres:** 18,295 / 0.42**Brochure:****Prop. Tax/Year:** \$11,941.72 / 2018**Width / Depth:** /**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:** None Known**1 Bdrm Apts:** 10**2 Bdrm Apts:** 8**3 Bdrm Apts:****4+ Bdrm Apts:****Penthouse Apts:****Bachelor Apts:****Studio Apts:****Other Units:****General Building Details****Subj. Space SqFt:****Width / Depth:** /**Year Built:** 1975**Complex Name:****# of Buildings:****# of Storeys:****# of Loading Doors:****# of Grade Doors:****Parking Spaces:** 20**# of Elevators:****Roof:****HVAC:****Building Type:** Low Rise (2-4 storeys)**Construction Type:** Wood Frame**Total Units:****Total Operating Expenses:** \$ 37,661**Gross Income:** \$ 116,388**Net Operating Income:** \$ 78,727**Other Income:** \$**Cap Rate:** 10.36**Eff Gross Inc:** \$**Lease Details****Leased Rate Sq. Foot:****Leased 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:** [RE/MAX Bulkley Valley](#)

ACTIVE
C8020534**Board:** V
Multi-Family Commercial**2919 PRINCE EDWARD STREET**Vancouver East
Mount Pleasant VE
V5T 3N2**\$3,998,000** (LP)
(SP)
(LR sq. ft. p/a) 


Thoughtfully renovated 8-unit apartment building on a highly desirable Mount Pleasant corner lot. Walking distance to Matchstick Coffee, Savio Volpe, and Le Faux Bourgeois and two blocks east of Main Street's new condominium developments, treasured restaurants, retail, shopping and entertainment, as well as, an abundance of transit options. Offering three live-work two-level loft-style homes with separate entrances along Prince Edward Street, with high ceilings, and spacious interiors to accompany an additional five one bedroom units that were also updated with new kitchens, bathrooms, and living areas. Pride of ownership is exhibited in this meticulously cared for apartment building and its location is a driving factor offering convenience for its tenants and assisting with capital appreciation in the years to come.

P.I.D.: 015-613-437**Property Type:** Multi-Family Commercial**Zoning/Land Use:** C-2**Land Sz SF/Acres:** 4,264 / 0.10**Brochure:****Prop. Tax/Year:** \$8,009.64 / 2017**Width / Depth:** /**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:****1 Bdrm Apts:****2 Bdrm Apts:****3 Bdrm Apts:****4+ Bdrm Apts:****Penthouse Apts:****Bachelor Apts:** 8**Studio Apts:****Other Units:****General Building Details****Subj. Space SqFt:****Width / Depth:** /**Year Built:** 1955**Complex Name:****# of Buildings:****# of Storeys:****# of Loading Doors:****# of Grade Doors:****Parking Spaces:** 2**# of Elevators:****Roof:** Torch On**HVAC:****Building Type:** Low Rise (2-4 storeys)**Construction Type:** Wood Frame**Total Units:** 8**Total Operating Expenses:** \$**Gross Income:** \$**Net Operating Income:** \$**Other Income:** \$**Cap Rate:****Eff Gross Inc:** \$**Lease Details****Leased Rate Sq. Foot:****Leased 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:** [Colliers International](#)

ACTIVE
C8020396**Board:** V
Multi-Family Commercial**11682 224 STREET**Maple Ridge
East Central
V2X 6A2**\$2,980,000** (LP)
(SP)
(LR sq. ft. p/a) 

Opportunity to purchase a 21 unit residential apartment building located in the rapidly growing community of Maple Ridge on 224 Street, south of Lougheed Highway and east of BC Highway 7. It is a six minute walk to Port Haney Station of the West Coast Express, which connects Mission, Maple Ridge, Pitt Meadows, Port Coquitlam, Coquitlam and Port Moody with Waterfront Station in Downtown Vancouver. Amenities to the North include Haney Place Mall, Walmart, Home Hardware and a variety of major banks that are within an eight minute walk from the property, making Mariner's watch an ideal and convenient location for renters. Contact agent for more information.

P.I.D.: 000-991-210**Property Type:** Multi-Family Commercial**Zoning/Land Use:** RM-2**Land Sz SF/Acres:** 8,820 / 0.20**Brochure:****Prop. Tax/Year:** \$19,249.04 / 2018**Width / Depth:** 60.00 / 147.00**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** Phase/Stage 1**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:****1 Bdrm Apts:** 16**2 Bdrm Apts:** 5**3 Bdrm Apts:****4+ Bdrm Apts:****Penthouse Apts:****Bachelor Apts:****Studio Apts:****Other Units:****General Building Details****Subj. Space SqFt:** **Width / Depth:** /**Year Built:** 1967**Complex Name:** MARINER'S WATCH**# of Buildings:** **# of Storeys:****# of Loading Doors:** **# of Grade Doors:****Parking Spaces:** **# of Elevators:****Roof:** Torch On**HVAC:** Baseboard, Separate Water Heaters**Building Type:** Low Rise (2-4 storeys)**Construction Type:** Wood Frame**Total Units:** 21**Gross Income:** \$**Other Income:** \$**Eff Gross Inc:** \$**Total Operating Expenses:** \$**Net Operating Income:** \$ 149,000**Cap Rate:****Lease Details****Leased Rate Sq. Foot:****Leased 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:** [Gammon Intl. Real Estate Corp.](http://gammonintl.com)

ACTIVE
C8020483**Board:** F
Multi-Family Commercial**223 BURTON AVENUE**FVREB Out of Town
FVREB Out of Town
V0V 0V0**\$2,900,000** (LP)
(SP)
(LR sq. ft. p/a) 

Unique opportunity to acquire a 7 year old, income producing, 22 unit apartment complex in a growing city with enormous potential. Perfect for investors seeking steady revenue streams and high quality assets with lower operational demands. The building is fully occupied and has had very low vacancy rates since construction. Strategically positioned steps away from the local town centre, allowing for easy access to amenities and Highway 3. River side setting provides scenic views. High cap rate! Call now to schedule your private tour.

P.I.D.: 011-687-142**Property Type:** Multi-Family Commercial**Zoning/Land Use:** C-3**Land Sz SF/Acres:** 37,017 / 0.85**Brochure:****Prop. Tax/Year:** \$13,186.00 / 2018**Width / Depth:** /**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:** None Known**1 Bdrm Apts:** 11**2 Bdrm Apts:** 8**3 Bdrm Apts:****4+ Bdrm Apts:****Penthouse Apts:****Bachelor Apts:** 3**Studio Apts:****Other Units:****General Building Details****Subj. Space SqFt:** 16,427 **Width / Depth:** /**Year Built:** 2011**Complex Name:** TWIN RIVERS MANOR**# of Buildings:** **# of Storeys:****# of Loading Doors:** **# of Grade Doors:****Parking Spaces:** 49 **# of Elevators:** 1**Roof:** Asphalt Shingles**HVAC:** See Realtor Remarks**Building Type:** Low Rise (2-4 storeys)**Construction Type:** Wood Frame**Total Units:** 22**Gross Income:** \$**Other Income:** \$**Eff Gross Inc:** \$**Total Operating Expenses:** \$**Net Operating Income:** \$**Cap Rate:****Lease Details****Leased Rate Sq. Foot:****Leased 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:** [Century 21 Coastal Realty \(Surrey\) Ltd.](http://www.century21coastalrealty.com)