

**Active**  
**R2103228**  
 Board: N, Multifamily  
 Fourplex

# 10-16 LITTLE WEDEENE STREET

Kitimat (Zone 89)

Kitimat

V8C 1G9

\$399,990 (LP)

(SP)



Days on Market: <b>466</b>	List Date: <b>8/19/2016</b>	Expiry Date: <b>3/20/2018</b>
Previous Price: <b>\$469,000</b>	Original Price: <b>\$499,990</b>	Sold Date:
Meas. Type: <b>Feet</b>	Frontage (feet): <b>0.00</b>	Frontage (metres): <b>0.00</b>
Depth / Size: <b>0</b>	# of Rooms: <b>5</b>	Approx. Year Built: <b>1956</b>
Lot Area (sq.ft.): <b>14,678.00</b>	Bedrooms: <b>3</b>	Age: <b>61</b>
Flood Plain:	Beds in Bsmt: <b>0</b>	Zoning: <b>R3-A</b>
Rear Yard Exp:	Beds not in Bsmt: <b>3</b>	Gross Taxes: <b>\$3,023.53</b>
If new, GST/HST inc?:	Bathrooms: <b>1</b>	For Tax Year: <b>2016</b>
Council Apprv?:	Full Baths: <b>1</b>	Tax Inc. Utilities?: <b>No</b>
P.I.D.: <b>011-939-648</b>	Half Baths: <b>0</b>	Tour: <b>Virtual Tour URL</b>
View:		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>8</b>	Covered Parking:	Parking Access: <b>Front</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Vinyl</b>	Dist. to Public Transit:		Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Seller's Interest: <b>Registered Owner</b>		
Renovations: <b>Partly</b>	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate, Mixed</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Sprinklers?: <b>No</b>		Smoke Detectors?: <b>No</b>
Outdoor Area: <b>None</b>	Bylaw Infractions?: <b>N</b>		
Type of Roof: <b>Asphalt</b>			

Legal: <b>PL PRP3598 LT 24 DL 6025 LD 14 RNG 5</b>	<u>Municipal Charges</u>
Amenities:	Garbage:
	Water:
	Dyking:
Site Influences: <b>Cul-de-Sac, Recreation Nearby, Shopping Nearby</b>	Sewer: <b>\$206.00</b>
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave</b>	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 17'			x			x
Main	Living Room	12' x 14'			x			x
Above	Master Bedroom	10' x 17'			x			x
Above	Bedroom	8' x 10'			x			x
Above	Bedroom	8' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,900</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,900</b>	1 Bed Units:		1	<b>Above</b>	<b>3</b>	<b>No</b>	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>3,800 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: <b>1,900</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>5,700 sq. ft.</b>	Basement: <b>Full, Unfinished</b>		7				
			8				

List Broker 1: <b>RE/MAX Kitimat Realty - OFC: 250-632-7000</b>	List Broker 2:	
List Sales Rep 1: <b>Shannon Dos Santos - Phone: 250-632-7000</b>	<b>sdossantos@kitimatrealty.com</b>	Appointments: <b>Phone L.R. First</b>
List Sales Rep 2:	3:	Call: <b>LR</b>
Sell Broker 1:		Phone: <b>250-639-5780</b>
Sell Sales Rep 1:	2:	3:
Owner: <b>MONIQUE NELSON/ BRYAN NELSON</b>		
Commission: <b>3% OF THE FIRST \$100,000.00 PLUS 1.5% OF THE REMAINDER</b>		Occupancy: <b>Tenant, Vacant</b>

Realtor  
 Remarks:

**Calling all investors. Are you looking at getting into the Kitimat market while prices are down. This may be the opportunity you have been looking for. This four unit complex is located close to downtown and within walking distance to Elementary Schools and along walking paths to recreational facilities and parks. This four-plex consists of two three bedroom units and two-two bedroom units. Each has been nicely updated and comes furnished.**