



Presented by:
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Active
R2225729

Board: N
 Fourplex

101-104 2846 RANGE ROAD

PG City West (Zone 71)
 Peden Hill
 V2M 2M4

Multifamily
\$690,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	65.00	Original Price: \$690,000
Meas. Type:	# of Rooms:	9	Frontage (metres):
Depth / Size (ft.): 186'	Bedrooms:	3	Approx. Year Built: 1991
Lot Area (sq.ft.): 12,277.66	Beds in Bsmt:	0	Age: 26
Flood Plain: No	Beds not in Bsmt:	3	Zoning: RM1
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$8,052.88
Council Apprv?:	Full Baths:	2	For Tax Year: 2017
If new, GST/HST inc?: No	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 018-616-194		Tour:

View: **No** :
 Complex / Subdiv: **PEDEN HILL**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Preserved Wood**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **PL PGS182 LOT 1, LOT 2, LOT 3 & LOT 4 DISTRICT LOT 1433 LAND DISTRICT 05. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities:

Site Influences: **Central Location, Paved Road, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9' x 13'4			x			x
Main	Kitchen	8' x 9'			x			x
Main	Den	5' x 8'4			x			x
Main	Dining Room	5' x 9'			x			x
Above	Master Bedroom	11'6 x 11'9			x			x
Above	Bedroom	8'8 x 9'8			x			x
Above	Bedroom	8'3 x 11'			x			x
Bsmt	Recreation	11' x 24'			x			x
Bsmt	Storage	11' x 24'			x			x
		x			x			

Finished Floor (Main):	552	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	592	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	552	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	1,696 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	1,696 sq. ft.	Basement: Full, Partly Finished		7				
				8				

Listing Broker(s): **RE/MAX Centre City Realty**

Current revenue is \$61,416.00 a year. 101 current rent is \$1348.00, 102 is \$1,300.00, 103 is \$1350.00 and 104 is \$1118.00 as these tenants have been in the building for over 10 years. Great floor plan has 3 bedrooms up, a computer room on the main and a full daylight basement. Units 103 and 104 have large fenced yards ideal for families with children and units 101 and 102 are ideal for tenants wanting a low maintenance lifestyle. Individual titles for each unit. Current owners spent over \$100,000.00 replacing stairs, retaining wall and repaving the parking lot which allows for 2 cars per unit, plus 4 visitor parking stalls. New roof and new hot water tanks. \$40,000 spent on unit 101.