

Apartment building for sale in Fort St. John. 9 suites (8 2-bedroom units, 1 large 1-bedroom unit), and parking area for tenants. City of Fort St. John water and sewer. This apartment is fully rented with some long-term tenants. Each unit has a fridge and stove, and there is a laundry room with washer and dryer for use by the tenants. One main floor unit was totally renovated in 2016 (cost over \$20,000). Includes all appliances and window coverings that are owned by the seller.

P.I.D.: 007-268-874

Property Type: Multi-Family Commercial

Zoning/Land Use: RM-2

Land Sz SF/Acres: 12,027 / 0.28

Brochure:

Prop. Tax/Year: \$5,143.53 / 2016

Width / Depth: 85.00 / 141.56

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details	General Building Details
<b>Seller's Interest:</b> Registered Owner	<b>Subj. Space SqFt:</b> /
<b>Interest In Land:</b> Freehold	<b>Year Built:</b> 9999
<b>Environmental Assessment Phase:</b> None	<b>Complex Name:</b> BIRCHVIEW APARTMENTS
<b>Occupancy:</b> Tenant	<b># of Buildings:</b> <b># of Storeys:</b>
<b>Seller's Rights Reserved:</b> No	<b># of Loading Doors:</b> <b># of Grade Doors:</b>
<b>Amenities:</b>	<b>Parking Spaces:</b> 11 <b># of Elevators:</b> 0
	<b>Roof:</b> Torch On
	<b>HVAC:</b> Electric
<b>Site Services:</b>	<b>Building Type:</b> Low Rise (2-4 storeys)
	<b>Construction Type:</b> Wood Frame
<b>Restrictions:</b> None Known	

<b>Office Area Sq Ft:</b>		<b>Mezzanine Area Sq Ft:</b>		<b>Major Business Type:</b>	
<b>Retail Area Sq Ft:</b>		<b>Other Area Sq Ft:</b>		<b>Minor Business Type:</b>	
<b>Warehouse Sq Ft:</b>					
<b>Lease Rate (sq.ft.):</b>		<b>Lease Op Cost (sq.ft.):</b>		<b>Lease Sub-lease:</b>	
<b>Lease Size (sq.ft.):</b>		<b>Additional Rent/SF:</b>		<b>Tot. Spce Avail for Lse:</b>	
<b>Lease Type:</b>		<b>Lease Exp. Date:</b>		<b>Subj. Unit Cont. Spce:</b>	
<b>Legal:</b>		LOT A PLAN 26131			
<b>List Firm 1:</b>		Gary Reeder Realty Ltd - OFC: 250-262-0182		<b>Appointment Contact:</b>	
<b>List Firm 2:</b>				<b>Appointment Phone:</b>	
<b>List Sales Rep 1:</b>		Annette Reeder - PREC - CONTC: 250-793-4394		<b>Appointment Instructions:</b>	
<b>List Sales Rep 2:</b>				<b>List Sales Rep 3:</b>	
<b>Lister Email:</b>		areeder@telus.net		<b>Lister Website:</b>	
<b>Commission:</b>		1.75%		annettereeder.com	
<b>Lease Commission:</b>					
<b>Seller Name:</b>		KRONHARDT VENTURES LTD.			
<b>Sell Rep 1:</b>		<b>Rep 2:</b>		<b>Rep 3:</b>	
<b>Sell Firm 1:</b>		<b>Firm 2:</b>			
<b>Realtor</b>		Phone or text Annette Reeder 250-7933-4394 for information on viewing and rents, or email areeder@telus.net			
<b>Remarks:</b>					
<b>Days on Market:</b>		<b>List Date:</b>		<b>Sold Date:</b>	
120		7/31/2017			
		<b>Expiry Date:</b>		<b>Sold Price:</b>	
		7/31/2018			
				<b>Previous Price:</b>	
				\$835,000	
				<b>Original Price:</b>	
				\$835,000	