


ACTIVE
C8026962
Board: N
 Multi-Family Commercial

10507 102 AVENUE
 Fort St. John (Zone 60)
 Fort St. John - City NW
 V1J 2E7

\$649,900 (LP) 
 (SP)
 (LR sq. ft. p/a)



Mackenzie Manor - Six large rental units with off-street parking spaces. Good value with current tenancies in place. New roof in 2010 (\$25,000), plus additional renovations in 2013-2014 approximately \$110,000.00. Attractive building close to amenities. Includes five, two-bedroom/one-bathroom units, and one, one-bedroom/one-bathroom unit. Expense report and information package available upon request. Building is owner managed and maintained. The six-plex next door is also for sale (10511-102 Avenue). Seller is willing to sell both buildings together as a package deal.

P.I.D.: 012-332-178
Property Type: Multi-Family Commercial
Zoning/Land Use: RM2
Land Sz SF/Acres: 6,100 / 0.14
Brochure:
Prop. Tax/Year: \$1,920.64 / 2018
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Virtual Tour:

Property Details

Seller's Interest: Registered Owner
Interest In Land: Freehold
Environmental Assessment Phase:
Occupancy: Tenant
Seller's Rights Reserved:
Amenities:

Site Services:

General Building Details

Subj. Space SqFt: 6,000 **Width / Depth:** /
Year Built: 1965
Complex Name: MACKENZIE MANOR
of Buildings: **# of Storeys:**
of Loading Doors: **# of Grade Doors:**
Parking Spaces: **# of Elevators:**
Roof: Torch On
HVAC: Baseboard, Electric
Building Type: Mul Tenant/MultiPlex (5+)
Construction: Concrete, Wood Frame

Restrictions:

Condo Strata Fee:

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Sq Ft:

Mezzanine Area Sq Ft:
Other Area Sq Ft:

Major Business Type:
Minor Business Type:

Lease Rate (sq.ft.):
Lease Size (sq.ft.):
Leased Rate(sq.ft.):

Lease Op Cost (sq.ft.):
Additional Rent/SF:
Lease Exp. Date:

Lease Type: **Lease Sub-lease:**
Tot. Spce Avail for Lse: **Lease Term,**
Subj. Unit Cont. Spce: **months:**

Legal: LOT 17 BLOCK 2 SECTION 1 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7621

List Firm 1: Century 21 Energy Realty - OFC: 250-787-2100

List Firm 2:

List Sales Rep 1: Jackie Carew - CONTC: 250-793-8798

List Sales Rep 2:

Lister Email: jackie.carew@century21.ca

Commission: 3% OF THE FIRST \$100,000 & 1.5% ON THE BALANCE - LESS 25% IF LISTING AGENT IS THE FIRST TO INTRO/SHOW THE PROPERTY BY WAY OF PERSONAL APPOINTMENT.

Appointment Contact: 250-793-8798

Appointment Phone: JACKIE CAREW

Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 3:

Lister Website: www.century21.ca/jackie.carew

Lease Commission:

Seller Name: PETER WALSH/ROSE WALSH

Sell Rep 1:

Rep 2:

Rep 3:

Sell Firm 1:

Sell Firm 2:

Realtor Measurements are approximate and buyers are to do their due diligence.

Remarks:

Days on Market: 7

List Date: 7/24/2019

Sold Date:

Previous Price: \$0

Expiry Date: 1/24/2020

Sold Price:

Original Price: \$649,900

07/31/2019 04:13 PM

Information herein deemed reliable but not guaranteed.

Agent View