

**ACTIVE**  
**C8013143**  
**Board:** N  
Multi-Family Commercial

**10608 100 STREET**  
Fort St. John (Zone 60)  
Taylor  
VOC 2K0

**\$299,900** (LP)   
(SP)  
(LR sq. ft. p/a)



7-unit investment property located in Taylor. Great ROI and dependable occupancy. Metal roof, sturdy boiler system, newer siding. 1-two bedroom unit, 5-similar 1 bedrooms units, 1-larger 1 bedroom unit. Recent interior updates. Central location

**P.I.D.:** 025-917-749  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** C2  
**Land Sz SF/Acres:** 14,810 / 0.34  
**Brochure:**

**Prop. Tax/Year:** \$2,107.52 / 2016  
**Width / Depth:** 150.00 / 100.00  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

**Property Details**

**Seller's Interest:** Registered Owner  
**Interest In Land:** Leasehold  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Tenant  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:**

**General Building Details**

**Subj. Space SqFt:**                      **Width / Depth:**                      /  
**Year Built:** 1975  
**Complex Name:**  
**# of Buildings:**                      **# of Storeys:** 1  
**# of Loading Doors:**                      **# of Grade Doors:**  
**Parking Spaces:**                      **# of Elevators:**  
**Roof:** Other  
**HVAC:** Hot Water, Radiant  
**Building Type:** Freestanding, Mul Tenant/MultiPlex (5+)  
**Construction Type:** Wood Frame

**Restrictions:**

**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.):**  
**Lease Type:**

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

**Lease Sub-lease:**  
**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**

**Lease Term,**  
**months:**

**Legal:** PARCEL D (BW160797) SECTION 36 TOWNSHIP 82 RANGE 18 W6M PRDP 7715

**List Firm 1:** RE/MAX Action Realty Inc - OFC: 250-785-5520

**List Firm 2:**

**List Sales Rep 1:** Bobbi Dawson - CONTC: 780-876-9776

**List Sales Rep 2:**

**Lister Email:** broker@gpremax.com

**Commission:** 3% OF THE FIRST \$100,000 AND 1.5% OF THE REMAINDER

**Appointment Contact:** MELANIE  
**Appointment Phone:** 250-262-8294  
**Appointment Instructions:** Touchbase

**List Sales Rep 3:**

**Lister Website:**

**Lease Commission:**

**Seller Name:** AMANPREET GILL

**Sell Rep 1:**

**Sell Firm 1:**

**Rep 2:**

**Firm 2:**

**Rep 3:**

**Realtor** All measurements are approximate, and are to be verified by the buyer if deemed important.  
**Remarks:**

**Days on Market:** 166

**List Date:** 6/15/2017  
**Expiry Date:** 12/15/2017

**Sold Date:**  
**Sold Price:**

**Previous Price:** \$0  
**Original Price:** \$299,900