



Presented by:
Nischal Ram
 Sutton Premier Realty
 Cell: 604-308-6404
 www.nischalram.com
 Realtornischal@gmail.com



Active
R2411978

Board: N
 Duplex

10709-10711 102 AVENUE

Fort St. John (Zone 60)
 Fort St. John - City NW
 V1J 2E8

Multifamily
\$349,900 (LP)
 (SP)



Sold Date:	Frontage (feet): 50.00	Original Price: \$349,900
Meas. Type: Feet	# of Rooms: 6	Frontage (metres): 15.24
Depth / Size (ft.): 122	Bedrooms: 3	Approx. Year Built: 1968
Lot Area (sq.ft.): 6,100.00	Beds in Bsmt: 0	Age: 51
Flood Plain:	Beds not in Bsmt: 3	Zoning: R2
Rear Yard Exp: South	Bathrooms: 2	Gross Taxes: \$3,243.83
Council Apprv?:	Full Baths: 2	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 016-006-941	Tour:
View: No		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal		

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: **0** Parking Access:
 Parking: **Add. Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 14, BLOCK 3, PLAN 9527, SECTION 1, TOWNSHIP 84, RANGE 19, WEST OF THE 6TH MERIDIAN, PEACE RIVER DISTRICT**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12' x 10'			x			x
Main	Living Room	12' x 16'			x			x
Main	Kitchen	8' x 12'			x			x
Below	Master Bedroom	12' x 16'			x			x
Below	Bedroom	10' x 11'			x			x
Below	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 988	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,046	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Above			Pool:
Finished Floor (Total): 2,034 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 742	Crawl/Bsmt. Height: 8'		6				
Grand Total: 2,776 sq. ft.	Basement: Unfinished		7				
			8				

Listing Broker(s): **Century 21 Energy Realty**

Great investment property offering a full duplex! Live in one side and have the other side pay your mortgage! Needs some TLC but this could be a real gem and money machine!