

ACTIVE**C8027106****Board:** N

Multi-Family Commercial

1493-1517- 1547-1567 ALBATROSS+ 1130-1160 KINGFISHER \$14,900,000 (LP)

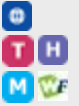
Kitimat (Zone 89)

Kitimat

V8C 1G3

(SP)

(LR sq. ft. p/a)



JLL is pleased to present this unique opportunity to acquire 100% freehold interest in Oceanview Apartments, comprised of the addresses 1493, 1517, 1547 and 1567 Albatross Avenue and 1130, 1160 Kingfisher Avenue, Kitimat, BC. Oceanview Apartments is currently improved, with seven existing apartment buildings, all separately titled, for a total of 119 residential units. Well located in the heart of Kitimat, with easy highway access, the 255305 sq ft lot is very well maintained, with walking paths and ample surface parking for residents. The property benefits from a dedicated on-site caretaker and maintenance team, and is self-managed by the ownership group.

P.I.D.: 009-544-585**Property Type:** Multi-Family Commercial**Zoning/Land Use:** R3-A**Land Sz SF/Acres:** 255,305 / 5.86**Brochure:****Prop. Tax/Year:** \$15,420.14 / 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:** Phase/Stage 1**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****General Building Details****Subj. Space SqFt:** **Width / Depth:** /**Year Built:** 1956**Complex Name:** OCEANVIEW APARTMENTS**# of Buildings:** **# of Storeys:****# of Loading Doors:** **# of Grade Doors:****Parking Spaces:** **# of Elevators:** 0**Roof:****HVAC****Building Type:** Low Rise (2-4 storeys)**Construction:** 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:****Tot. Spce Avail for Lse:****Subj. Unit Cont. Spce:****Lease Sub-lease:****Lease Term,****months:**

Legal: LOTS A-B-C-D DISTRICT LOT 6038 RANGE 5 COAST DISTRICT PLAN 3544 LOTS 1-2-3 DISTRICT LOT 6038 RANGE 5 COAST DISTRICT PLAN 3481
(ADDITIONAL PID#S: 009-544-623 / 640 / 682 / 739 / 747 AND 771)

List Firm 1: Jones Lang Lasalle R.E.S. - OFC: 604-998-6001**List Firm 2:** eXp Realty (KADREA) -**List Sales Rep 1:** James Blair PREC* - CONTC: 604-790-7089**List Sales Rep 2:** Trent Thompson**Lister Email:** james.blair@am.jll.com**Commission:** 1% OF SALE PRICE IF BUYER'S AGENT PHYSICALLY PRESENT FOR BUYER'S INITIAL VIEWING OF SUBJECT PROPERTY, OTHERWISE \$100.00**Appointment Contact:** JAMES**Appointment Phone:** 604-998-6055**Appointment Instructions:** Contact Listing REALTOR®**List Sales Rep 3:****Lister Website:****Lease Commission:****Seller Name:** STRATTON VENTURES LTD**Sell Rep 1:****Rep 2:****Rep 3:****Sell Firm 1:****Sell Firm 2:****Realtor****Remarks:****Days on Market:** 6**List Date:** 7/25/2019**Expiry Date:** 10/25/2019**Sold Date:****Sold Price:****Previous Price:** \$0**Original Price:** \$14,900,000

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Information herein deemed reliable but not guaranteed.

Agent View