



Presented by:
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Active
R2399099

Board: N
 Triplex

1462-1464 VILLAGE AVENUE

PG City Central (Zone 72)
 South Fort George
 V2L 4Y6

Multifamily
\$389,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$389,900
Meas. Type: Feet	# of Rooms:	21	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	7	Approx. Year Built: 1974
Lot Area (sq.ft.): 8,184.00	Beds in Bsmt:	0	Age: 45
Flood Plain:	Beds not in Bsmt:	7	Zoning: RT1
Rear Yard Exp:	Bathrooms:	3	Gross Taxes: \$3,184.72
Council Apprv?:	Full Baths:	3	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 014-636-697		Tour:
View:	No :		
Complex / Subdiv:	SOUTH FORT GEORGE		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	City/Municipal		

Style of Home: **Rancher/Bungalow w/Bsmt., Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: **0** Parking Access: **Front**
 Parking: **Open, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 16 BLOCK 16 DISTRICT LOT 933 CARIBOO DISTRICT PLAN 727, LOT 15 BLOCK 16 DISTRICT LOT 933 CARIBOO DISTRICT PLAN 727 (014-636-671)**
 Amenities: **In Suite Laundry**

Site Influences: **Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	8'1 x 6'5	Below	Master Bedroom	12'10 x 12'10	Below	Family Room	20'10 x 17'5
Main	Master Bedroom	11'8 x 12'11	Main	Laundry	8'1 x 6'5			x
Main	Bedroom	12'11 x 9'8	Main	Master Bedroom	11'8 x 1'211			x
Main	Kitchen	11'5 x 10'1	Main	Bedroom	12'11 x 9'8			x
Main	Living Room	12'11 x 14'2	Main	Kitchen	11'5 x 10'1			x
Main	Dining Room	9'8 x 9'8	Main	Living Room	12'11 x 14'2			x
Below	Living Room	17'3 x 14'3	Main	Dining Room	9'8 x 9'8			x
Below	Kitchen	10'5 x 8'4	Below	Bedroom	17'9 x 12'10			x
Below	Laundry	9'5 x 12'2	Below	Hobby Room	10'1 x 8'4			x
Below	Bedroom	8'4 x 9'10	Below	Utility	10'1 x 12'6			x

Finished Floor (Main):	2,160	Bachelor Units:	Income as at:	8/22/2019	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:			1	Main	4	No	Barn:
Finished Floor (Below):	2,160	2 Bed Units: 2	Income/annum:	\$34,008.00	2	Below	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units: 1	Less Op. Exp:		3	Main	4	No	Pool:
Finished Floor (Total):	4,320 sq. ft.	Other Units:	Net Op. Income:		4				Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6				
Grand Total:	4,320 sq. ft.	Basement: Full, Partly Finished, Separate Entry			7				
					8				

Listing Broker(s): **Maxsave Real Estate Services**

This duplex with suite on one side has great long term tenants, is turn-key with management in place, has room to grow rents, and is in a great location close to everything. The right side top has 2 beds, in-suite laundry, newer laminate floors, and is rented \$975. The right side bottom also has 2 beds, separate in suite laundry, and is rented \$850. The left side is rented to one 15 year tenant that pays \$1009 plus utilities and has great potential for creating a 4th suite with separate entry, top floor laundry already in, and big bright unfinished area that would be an easy kitchen. Total actual rents of \$2834 make for an attractive 8.7% CAP rate. Rent increases are due in all units and putting in an extra suite could make for a CAP rate well over 10% which is very rare in a decent area.