


ACTIVE
C8032992
Board: N
Multi-Family Commercial

1744 SPRUCE STREET
PG City Central (Zone 72)
Van Bow
V2L 2R4

\$949,000 (LP)
(SP)
(LR sq. ft. p/a) 



Cedarwood Manor is a very well-managed investment property located a short walk from the University Hospital and numerous other amenities. Pride of ownership is evident throughout the building and there is seldom a vacancy. With current rents about 15% down below market levels, there is good potential to improve on this investment.

P.I.D.: 011-858-320

Property Type: Multi-Family Commercial

Zoning/Land Use: RM4

Land Sz SF/Acres: 12,240 / 0.27

Brochure:

Prop. Tax/Year: \$8,868.06 / 2020

Width / Depth: /

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services:

General Building Details

Subj. Space SqFt: **Width / Depth:** /

Year Built:

Complex Name: CEDARWOOD MANOR

of Buildings: **# of Storeys:**

of Loading Doors: **# of Grade Doors:**

Parking Spaces: **# of Elevators:**

Roof: Torch On

HVAC: Baseboard

Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Restrictions:

Office Area Sq Ft:

Mezzanine Area Sq Ft:

Retail Area Sq Ft:

Other Area Sq Ft:

Warehouse Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Additional Rent/SF:

Leased Size Sq. Foot:

Lease Term (Months):

Lease Type:

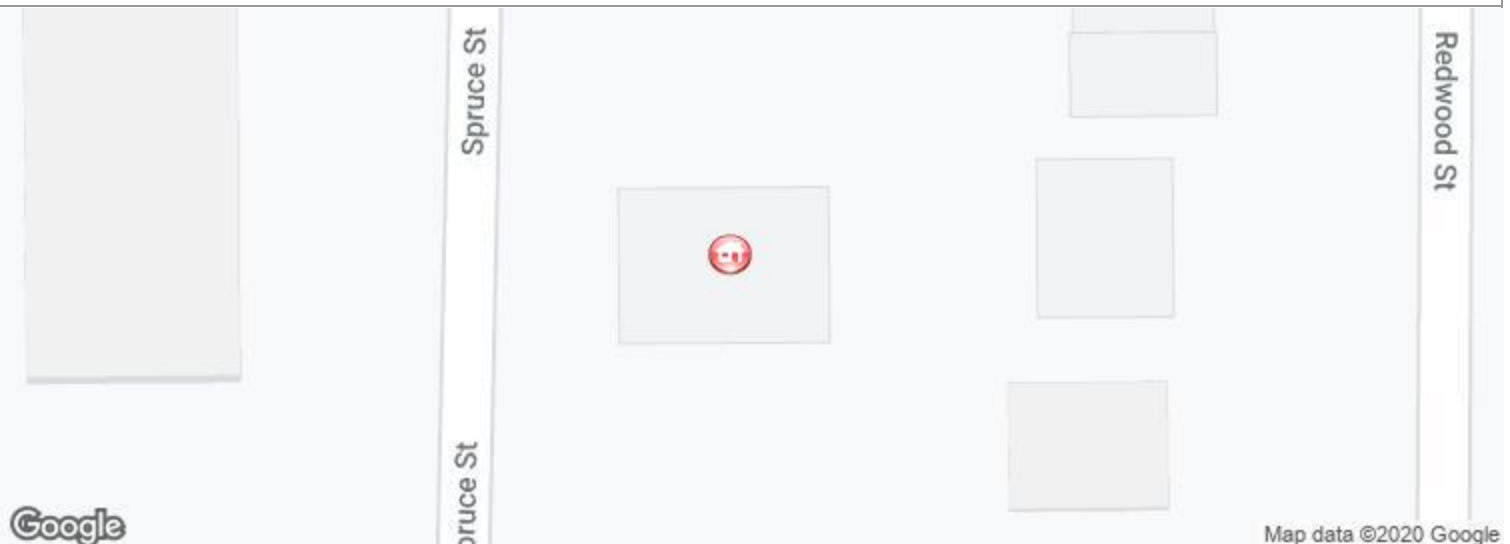
Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:

Firm: Royal LePage Aspire Realty



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Information herein deemed reliable but not guaranteed.

Client View