

Active

R2393481

Board: N, Multifamily

Duplex

1937-1943 E 6 AVENUE

Prince Rupert (Zone 52)

Prince Rupert - City

V8J 1Y8

\$299,000 (LP)

(SP)

NO IMAGE AVAILABLE

Days on Market: 5

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 0

Lot Area (sq.ft.): 0.00

Flood Plain:

Rear Yard Exp:

If new, GST/HST inc?:

Council Apprv?:

P.I.D.: 004-639-243

View: No :

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Sewer Type: City/Municipal

List Date: 7/26/2019

Original Price: \$299,000

Frontage (feet): 0.00

of Rooms: 6

Bedrooms: 3

Beds in Bsmt: 0

Beds not in Bsmt: 3

Bathrooms: 4

Full Baths: 2

Half Baths: 2

Expiry Date: 11/30/2019

Sold Date:

Frontage (metres): 0.00

Approx. Year Built: 1964

Age: 55

Zoning: R2

Gross Taxes: \$2,438.23

For Tax Year: 2019

Tax Inc. Utilities?: No

Tour:

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 0

Fireplace Fuel:

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: None

Type of Roof: Asphalt

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking:

Parking: Carport; Multiple

Dist. to Public Transit:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish:

Sprinklers?: No

Bylaw Infractions?: N

Parking Access:

Dist. to School Bus:

Smoke Detectors?: Yes

Legal: LOT C, DISTRICT LOT 251, RANGE 5, COAST DISTRICT PLAN PRP4484

Amenities:

Site Influences:

Features: Refrigerator, Stove

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 21'6			x			x
Main	Kitchen	14' x 11'			x			x
Main	Laundry	6' x 8'			x			x
Above	Master Bedroom	12' x 9'7			x			x
Above	Bedroom	9'3 x 9'			x			x
Above	Bedroom	9'4 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,736	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,736	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total): 3,472 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 3,472 sq. ft.	Basement: Crawl		7				
			8				

List Broker 1: Realty Executives Pr. Rupert - Office: 250-624-9298

List Desig Agt 1: Thai Pham - PREC - Contc: 250-600-7579

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: ANN BUTLER

Commission: 3% ON THE FIRST 100,000 PLUS 1.5% ON THE BALANCE

List Broker 2:

thaipham@citywest.ca

Appointments:

Call:

Phone:

3:

2:

3:

Phone L.R. First

THAI PHAM

250-600-7579

Occupancy: Tenant

Realtor

Measurements only taken in Unit 1943. Measurements approximately the same for unit 1937.

Remarks:

Great investment opportunity! This side-by-side duplex sits on a large 7561 sq. ft. lot. Both sides are currently rented out and the total income is \$2200 per month. Both sides have three bedrooms which are located on the second floor. On the main level you will find large kitchens with nice-sized living rooms. Notable features include great yard space, ample off-street parking, and a very quiet neighbourhood! Collect rental income from both sides or live comfortably in one side and rent the other!

MLT Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

07/31/2019 03:43 PM