



Presented by:
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Active
R2401406

Board: N
 Duplex

2173-2175 OAK STREET

PG City Central (Zone 72)
 VLA
 V2L 128

Multifamily
\$329,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$329,900
Meas. Type: Feet	# of Rooms:	21	Frontage (metres): 18.29
Depth / Size (ft.): 120	Bedrooms:	9	Approx. Year Built: 1971
Lot Area (sq.ft.): 7,200.00	Beds in Bsmt:	3	Age: 48
Flood Plain:	Beds not in Bsmt:	6	Zoning: RT2
Rear Yard Exp: West	Bathrooms:	4	Gross Taxes: \$3,066.76
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 004-359-917		Tour:

View: :
 Complex / Subdiv: **VLA**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 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: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Metered

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**
 Parking: **Add. Parking Avail., Carport; Multiple**
 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, Vinyl/Linoleum, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOTS 35-36 BLOCK 7 DISTRICT LOT 932 CARIBOO DISTRICT PLAN 796 (ADDITIONAL PID# 004-359-909)**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'	Main	Kitchen	12' x 8'	Bsmt	Laundry	10' x 7'
Main	Kitchen	12' x 8'	Main	Dining Room	8' x 8'			x
Main	Dining Room	8' x 8'	Main	Master Bedroom	12' x 10'			x
Main	Master Bedroom	12' x 10'	Main	Bedroom	10' x 8'			x
Main	Bedroom	10' x 8'	Main	Bedroom	8'8 x 9'			x
Main	Bedroom	8'8 x 8'	Bsmt	Living Room	12' x 11'			x
Bsmt	Living Room	12' x 11'	Bsmt	Kitchen	11' x 7'			x
Bsmt	Kitchen	11' x 7'	Bsmt	Master Bedroom	11' x 9'			x
Bsmt	Master Bedroom	11' x 9'	Bsmt	Bedroom	10' x 9'			x
Main	Living Room	15' x 15'	Bsmt	Den	8' x 8'			x

Finished Floor (Main):	2,000	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	2,000	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,000 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7				
				8				

Listing Broker(s): **Caledonia Realty Ltd**

Side-by-side duplex. Each side of duplex has a basement suite (unauthorized) with separate entrance, which makes 4 rental units. 2172A (up) is rented for \$950. 2173B (down) is rented for \$830. 2175A (up) rents for \$695 (long-term tenant); and 2175B (down) will rent for \$800 after reno's completed (in progress). Each side is about 1000 sq ft on the main floor, with 3 bedrooms and a full bath. 2172 has a shared laundry. 2175A has its own laundry. No laundry for 2175B. Double carport at back of duplex with access off the lane. Newer torch-on roof. Newer high-efficiency furnace in 2173 Oak. Newer fence on RHS. Total revenue from 4 units is \$3275 per month. Turnkey investment. Licenced property management in place.