

Presented by:

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R2414524 Board: V

Fourplex

2347 ST. CATHERINES STREET

Vancouver East Mount Pleasant VE V5T 3X8

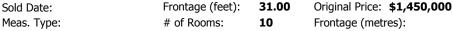
\$1,450,000 (LP)

Approx. Year Built: 1910

(SP) M

Multifamily

Bedrooms:



109 Lot Area (sq.ft.): 3,069.00 Beds in Bsmt: 1 Age: RM4 Flood Plain: Beds not in Bsmt: 2 Zoning:

Rear Yard Exp: Bathrooms: Gross Taxes: \$5,891.50 Council Apprv?: Full Baths: For Tax Year: 2019

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If new, GST/HST inc?: Half Baths: 0 Tax Inc. Utilities?:

> P.I.D.: 010-535-276 Tour:

View: Yes: Full Mountain from top floor

Complex / Subdiv:

Depth / Size (ft.): 99

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

Sewer Type:

Total Parking: Style of Home: 3 Storey w/Bsmt. Covered Parking: Parking Access:

Construction: Parking: Frame - Wood None

Exterior: Wood Dist. to Public Transit: Dist. to School Bus:

Title to Land: Freehold NonStrata Foundation: **Concrete Perimeter**

Reno. Year: Rain Screen: Renovations: R.I. Plumbing: Property Disc.: Yes # of Fireplaces: 0 R.I. Fireplaces: Fixtures Leased: No: Fireplace Fuel: Fixtures Rmvd: No:

City/Municipal Water Supply: Floor Finish: Metered

Smoke Detectors?: Y Fuel/Heating: **Forced Air** Sprinklers?: Nο

Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Bylaw Infractions?: 0 Asphalt

Type of Roof:

Legal: LOT B, BLOCK 108, PLAN VAP2487, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden

Site Influences: Features:

Floor	Туре	Dime	ensions	Floor	Туре	Dimensions	Floor	Ту	ре	Dimensions
Main	Bedroom	13'	x 12'			x				x
Main	Living Room	13'	x 11'			x				x
Main	Kitchen	15'	x 10'			x				x
Above	Living Room	14'	x 11'			x				x
Above	Bedroom	10'	x 10'			x				x
Above	Kitchen	12'	x 11'			x				x
Above	Attic	27'	x 12'			x				x
Bsmt	Bedroom	10'	x 9'			X				x
Bsmt	Living Room	15'	x 10'			X				x
Bsmt	Kitchen	10'	x 9'			x				X
Finished Flo	oor (Main):	752	Bachelor I	Inits:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings

Finished Floor (Main): 752	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,211	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 540	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total): 2,503 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
	Suite:		5				Gra Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				9
Grand Total: 2,503 sq. ft.	Basement: Fully Finished						
			8				

Listing Broker(s): Macdonald Realty

Great 4Plex in fantastic area! Valuable RM4 zoning. New Roof last year with warrantee, Hot water tank and furnace 2years old and upgraded 100 Amp electrical, and oil tank removed. Solid and well looked after. Gross income \$53,676 With potential upside. Walking distance to VCC and Emily Carr and tons of close amenities. 3 one bedroom suites with top floor studio. Great view from top floor. Perfect for investors/owners/developers. One block North of Broadway