



Presented by:
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Active
R2414524

Board: V
 Fourplex

2347 ST. CATHERINES STREET

Vancouver East
 Mount Pleasant VE
 V5T 3X8

Multifamily
\$1,450,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	31.00	Original Price: \$1,450,000
Meas. Type:	# of Rooms:	10	Frontage (metres):
Depth / Size (ft.): 99	Bedrooms:	3	Approx. Year Built: 1910
Lot Area (sq.ft.): 3,069.00	Beds in Bsmt:	1	Age: 109
Flood Plain:	Beds not in Bsmt:	2	Zoning: RM4
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$5,891.50
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
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:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **3 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **0**

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

Amenities: **Garden**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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 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				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,503 sq. ft.	Basement: Fully Finished		7				
				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