



Presented by:
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Active
R2519401

Board: N
 Duplex

2349 THORNHILL STREET

Terrace (Zone 88)
 Thornhill
 V8G 4Z5

Multifamily
\$429,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	99.00	Original Price: \$429,900
Meas. Type: Feet	# of Rooms:	10	Frontage (metres): 30.18
Depth / Size (ft.): 350	Bedrooms:	6	Approx. Year Built: 1992
Lot Area (sq.ft.): 34,673.76	Beds in Bsmt:	0	Age: 28
Flood Plain: No	Beds not in Bsmt:	6	Zoning: R2
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$3,623.98
Council Apprv?:	Full Baths:	2	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 005-712-050		Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Carpport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **Yes** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 3 DISTRICT LOT 4000 RANGE 5 COAST DISTRICT PLAN 9904**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'5			x			x
Main	Kitchen	13'7 x 10'7			x			x
Main	Living Room	13' x 12'5			x			x
Main	Kitchen	13'7 x 10'7			x			x
Above	Master Bedroom	11'6 x 9'10			x			x
Above	Bedroom	12'3 x 8'8			x			x
Above	Bedroom	9' x 8'5			x			x
Above	Master Bedroom	11'6 x 9'10			x			x
Above	Bedroom	12'3 x 8'8			x			x
Above	Bedroom	9' x 8'8			x			x

Finished Floor (Main):	1,044	Bachelor Units:	Income as at:	11/18/2020	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,044	1 Bed Units:			1	Above	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	\$39,600.00	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units: 2	Less Op. Exp:		3	Above	4	No	Pool:
Finished Floor (Total):	2,088 sq. ft.	Other Units:	Net Op. Income:		4	Below	2	No	Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6				
Grand Total:	2,088 sq. ft.	Basement: Crawl			7				
					8				

Listing Broker(s): **RE/MAX Coast Mountains**

Great revenue property in Terrace, BC. This well-built duplex features three bedrooms and two baths per side with a large lot backing onto an undeveloped laneway. Just a hop, skip, and a jump from the Skeena Valley Golf Club and five minutes from downtown Terrace. This location is easily tenanted. Brining in \$3,300 a month with stable tenants, this property is cashflow positive and turnkey for a new owner.