



Presented by:
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Active
R2521065

Board: V
 Fourplex

3023-3029 WELLINGTON STREET

Port Coquitlam
 Glenwood PQ
 V3B 3W9

Multifamily
\$1,799,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	121.20	Original Price: \$1,799,000
Meas. Type: Feet	# of Rooms:	21	Frontage (metres): 36.94
Depth / Size (ft.): 88.47	Bedrooms:	8	Approx. Year Built: 1950
Lot Area (sq.ft.): 10,648.00	Beds in Bsmt:	0	Age: 70
Flood Plain:	Beds not in Bsmt:	8	Zoning: RTH3
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$7,172.28
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 005-698-162		Tour: Virtual Tour URL

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal**

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

Metered

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 29, BLOCK E, PLAN NWP15391, DISTRICT LOT 466, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'	Main	Bedroom	12' x 10'	Above	Utility	8' x 6'
Main	Living Room	22' x 12'	Main	Utility	8' x 6'			x
Main	Master Bedroom	12' x 12'	Above	Kitchen	9' x 8'			x
Main	Bedroom	12' x 10'	Above	Living Room	22' x 12'			x
Main	Laundry	8' x 6'	Above	Master Bedroom	12' x 12'			x
Main	Laundry	8' x 6'	Above	Bedroom	12' x 10'			x
Main	Utility	8' x 6'	Above	Living Room	22' x 12'			x
Main	Kitchen	9' x 8'	Above	Master Bedroom	12' x 12'			x
Main	Living Room	22' x 12'	Above	Bedroom	12' x 10'			x
Main	Master Bedroom	12' x 12'	Above	Laundry	8' x 6'			x

Finished Floor (Main):	1,580	Bachelor Units:	Income as at:	8/11/2020	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,580	1 Bed Units:			1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	\$58,588.00	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:		3	Main	4	No	Pool:
Finished Floor (Total):	3,160 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:	3,160 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

GREAT Investment OPPORTUNITY. This FOURPLEX sits on a 10,648 Square Foot CORNER Lot. Currently Zoned as RTH-3 TOWNHOME Zoning, SUPERB Future Potential. Featuring 4 - 2 Bedroom SUITES, Fully Tenanted, Separate Meters, Coin Laundry and Tenants Pay All Utilities. Gross Income Close to \$60,000 per year. PRIME Location, Close To Schools, Parks, Shopping and Shopping. CALL Today for an INFORMATION PACKAGE.