



Presented by:
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Active
R2352718

Board: V
 Fourplex

331 THIRTEENTH STREET

New Westminster
 Uptown NW
 V3M 4L4

Multifamily
\$1,290,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$149,000
Meas. Type: Feet	# of Rooms:	15	Frontage (metres): 20.12
Depth / Size (ft.): 132	Bedrooms:	7	Approx. Year Built: 1955
Lot Area (sq.ft.): 8,712.00	Beds in Bsmt:	0	Age: 64
Flood Plain:	Beds not in Bsmt:	7	Zoning: M-1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$3,807.54
Council Apprv?:	Full Baths:	4	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?:
	P.I.D.: 013-412-213		Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Water		
Sewer Type:	Community		

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

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

Metered

Total Parking: **6** Covered Parking:
 Parking: **Open** Parking Access: **Side**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Sprinklers?: **Yes** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 10, SUB BLOCK 6, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 23**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 15'	Above	Kitchen	15' x 10'5			x
Main	Living Room	13' x 11'	Above	Bedroom	11' x 10'			x
Main	Kitchen	17' x 10'	Above	Bedroom	11' x 9'8			x
Main	Kitchen	12' x 11'	Above	Bedroom	13' x 10'9			x
Main	Bedroom	12' x 9'5	Above	Bedroom	10'3 x 10'			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	12' x 8'3			x			x
Above	Living Room	15' x 15'			x			x
Above	Living Room	20' x 12'8			x			x
Above	Kitchen	11' x 10'			x			x

Finished Floor (Main):	1,655	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,655	1 Bed Units:		1	Main	4	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,310 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	Yes	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,310 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

RE/MAX Real Estate Services

Opportunity to acquire a fourplex situated in an area of development potential – Lower Twelfth Street & Sharpe of New Westminster. Currently property boasts four rental suites with 1 one-bedroom suite and 3 two—bedroom suite fully tenanted along with open parking spaces. Tenants are on month-to-month tenancies and uses the con laundry provided in the property. Hold for income and future development potential! Located near the corner of Thirteenth Street and 4th Avenue. Closest transit is within 2 blocks. City centre with many amenities are four blocks away along Royal Avenue. The New Westminster Skytrain Station is approximately 15 minutes walk, along the way is full of restaurants and everyday amenities.