

ACTIVE

C8035144

Board: V

Multi-Family Commercial

37953 WESTWAY AVENUE


Squamish


Valleycliffe

V0N 3G0

\$1,878,000 (LP)

(SP)

(LR sq. ft. p/a) 



Great investment opportunity! Located 1 minute to Hwy 99 direct access to Vancouver & Whistler. Great revenue 4-plex located on a huge corner double-sized lot in Valleycliffe w/4 newly renovated homes each w/2 beds + den.Each unit is fully tenanted. All units are equipped w/ own hot water tanks, gas forced air furnaces, laundry room incl. in-suite laundry & full kitchens. The property is updated with newer windows, siding, painted & roof. Each unit has a private yard space w/huge views of the Chief & a short walk to hospital. Includes communal gardens & additional green space. The zoning RM-2 (.8 fsr). Very good income+Future Opportunity. No Foreign Tax! 4 Units identical. Rents \$1900/\$1900(new)/\$1586.20/\$1203.09 Income as of Dec 1/20 79,071k\$+ approx 3.5% cap with upside to 91k+ In income And 4%+ cap

P.I.D.: 005-816-521

Property Type: Multi-Family Commercial

Zoning/Land Use: RM2

Land Sz SF/Acres: 14,400 / 0.33

Prop. Tax/Year: \$6,055.09 / 2020

Width / Depth: 120.00 / 120.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Brochure:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

General Building Details

Subj. Space SqFt: 4,014

Width / Depth: /

Year Built: 1964

Complex Name:

of Buildings: # of Storeys: 2

of Loading Doors: # of Grade Doors:

Parking Spaces: 9 # of Elevators:

Roof: Asphalt Shingles

HVAC: Forced Air, Separate Water Heaters

Building Type: Mul Tenant/MultiPlex (5+)

Construction Type: Wood Frame

Site Services:

Restrictions: None Known

Office Area Sq Ft:

Retail Area Sq Ft:

Warehouse Area Sq Ft:

Mezzanine Area Sq Ft:

Other Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:

Leased Size Sq. Foot:

Lease Type:

Lease Op Cost SqFt:

Additional Rent/SF:

Lease Term (Months):


Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:

Firm: RE/MAX Masters Realty



PM

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Client View