


**ACTIVE**  
**C8033877**  
**Board:** N  
Multi-Family Commercial

**3886 MULLER AVENUE**  
Terrace (Zone 88)  
Thornhill  
V8G 4A6

**\$669,900** (LP)  
(SP)  
(LR sq. ft. p/a) 



INVESTOR ALERT! Excellent income opportunity on this well-maintained, zero-vacancy mobile home park. Long-term tenants own their units and look after their own expenses and pad rent. Consider living on site or continue to lease the 2012 - 16'x72' modular home that includes a great deck and 600 sq. ft. shop with heated floor. This property has ten pads with steady income and low expenses. Fully landscaped and well maintained which makes this a rare find and a very good long-term income investment property. Also listed on Residential. See MLS# R2490756

**P.I.D.:** 024-131-920  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** R5  
**Land Sz SF/Acres:** 47,916 / 1.10  
**Brochure:**

**Prop. Tax/Year:** \$4,840.00 / 2020  
**Width / Depth:** /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

#### Property Details

**Interest In Land:** Freehold  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Tenant  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:**

**Restrictions:**

**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:**

#### General Building Details

**Subj. Space SqFt:** **Width / Depth:** /  
**Year Built:** 2012  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:** Mobile  
**Construction Type:**

**Firm:** RE/MAX Coast Mountains

