



Presented by:
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Active
R2346009

Board: H
 Fourplex

46167 CLEVELAND AVENUE

Chilliwack
 Chilliwack N Yale-Well
 V2P 2X5

Multifamily
\$899,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	77.00	Original Price: \$899,000
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 23.47
Depth / Size (ft.): 123	Bedrooms:	5	Approx. Year Built: 1953
Lot Area (sq.ft.): 9,471.00	Beds in Bsmt:	0	Age: 66
Flood Plain: No	Beds not in Bsmt:	5	Zoning: R5
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$2,916.43
Council Apprv?:	Full Baths:	4	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 001-819-127		Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type:

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **n**

Legal: **LOT 22, PLAN NWP27574, NEW WESTMINSTER LAND DISTRICT, DIVISION E**

Amenities: **In Suite Laundry, Shared Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Main	Bedroom	12' x 8'			x
Main	Kitchen	13' x 7'8	Main	Laundry	12'6 x 8'6			x
Main	Bedroom	11'6 x 9'			x			x
Main	Living Room	11' x 10'8			x			x
Main	Kitchen	13' x 6'8			x			x
Main	Bedroom	11'6 x 10'			x			x
Main	Bedroom	11'6 x 8'6			x			x
Main	Kitchen	18' x 12'			x			x
Main	Bedroom	12' x 7'			x			x
Main	Kitchen	18' x 12'			x			x

Finished Floor (Main):	1,840	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	1,840 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	1,840 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Century 21 AAA Realty Inc.**

Investor Alert: over \$43,000 in annual gross rents here with a potential for more! Great investment property. 4 plex with 3 one bedroom units and 1 two bedroom unit with a shared laundry and individual hydro-meter. Very easy to manage, lots of upgrades done to the property to ensure seamless investing! New Hot water tank. Decent sized detached out build could be used for storage or given to a unit for additional rent. This property is ripe with potential long term plan slated for low rise apartment buildings. Call today to book your private showing.