

Active
R2373904
 Board: N, Multifamily
 Fourplex

468 HACHEY LANE

Quesnel (Zone 28)
 Quesnel - Town
 V2J 5R7

\$329,900 (LP)

(SP)



Days on Market: 68	List Date: 5/24/2019	Expiry Date: 5/31/2020
Previous Price: \$0	Original Price: \$329,900	Sold Date:
Meas. Type: Feet	Frontage (feet): 115.00	Frontage (metres): 35.05
Depth / Size: 264	# of Rooms: 18	Approx. Year Built: 9999
Lot Area (sq.ft.): 30,360.00	Bedrooms: 7	Age: 999
Flood Plain:	Bedrooms in Bsmt: 0	Zoning: C2A
Rear Yard Exp: West	Bedrooms not in Bsmt: 7	Gross Taxes: \$2,972.66
If new, GST/HST inc?:	Bathrooms: 4	For Tax Year: 2018
Council Apprv?:	Full Baths: 4	Tax Inc. Utilities?: No
P.I.D.: 017-858-577	Half Baths: 0	Tour:
View: Yes: FRASER VIEW AND CITY VIEW		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Rancher/Bungalow	Total Parking: 10	Covered Parking: 0	Parking Access: Side
Construction: Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Wood	Dist. to Public Transit: NEARBY	Dist. to School Bus: NEARBY	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Registered Owner		
Renovations:	Property Disc.: Yes:		
# of Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: Yes: SOME TENANTS HAVE OWN APPLIANCES		
Water Supply: City/Municipal	Floor Finish: Laminate, Mixed, Tile		
Fuel/Heating: Baseboard, Electric	Sprinklers?: No	Smoke Detectors?: Yes	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Bylaw Infractions?: N		
Type of Roof: Torch-On			

Legal: PARCEL A (PF251964) BLOCK 6 DISTRICT LOT 386 CARIBOO DISTRICT PLAN 772 & PARCEL B (PF25165) BLOCK 6 DISTRICT LOT 386 CARIBOO DISTRICT PLAN (017-858-585)	Municipal Charges
Amenities: None	Garbage:
	Water:
	Dyking:
	Sewer:
	Other:
Site Influences: Cul-de-Sac, Private Setting	
Features: Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 8'9	Below	Kitchen	10'6 x 8'8			x
Main	Dining Room	7'4 x 14'3	Below	Dining Room	7'2 x 10'7			x
Main	Bedroom	10'7 x 10'8	Below	Bedroom	10'3 x 13'			x
Main	Bedroom	12'3 x 12'4	Below	Bedroom	8'11 x 11'4			x
Main	Living Room	14'6 x 12'3	Below	Living Room	12'1 x 14'7			x
Main	Kitchen	10'7 x 8'9	Below	Kitchen	5'10 x 6'11			x
Main	Dining Room	7'4 x 14'3	Below	Bedroom	8'10 x 10'4			x
Main	Bedroom	10'7 x 10'8	Below	Living Room	14'10 x 12'			x
Main	Bedroom	12'3 x 12'4			x			x
Main	Living Room	14'6 x 12'3			x			x

Finished Floor (Main): 1,664	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): 1,664	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total): 3,328 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
	Suite:		5				Grg Dr Ht: 6267
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 3,328 sq. ft.	Basement: None		7				
			8				

List Broker 1: RE/MAX Quesnel Realty (1976) - Office: 250-992-7202	List Broker 2:
List Desig Agt 1: William Lacy - PREC - Phone: 250-983-5792	williamglacy@gmail.com
List Desig Agt 2:	
Sell Broker 1:	
Sell Sales Rep 1:	
Owner: SARANJIT SEKHON	
Commission: 3% ON THE FIRST 100K, 1.5% ON THE REMAINDER, LESS 25% IF FIRST INTRODUCTIN IS BY LISTING REALTOR	Appointments: Phone L.R. First
	Call: WILLIAM LACY
	Phone: 250-992-7202
	Occupancy: Tenant

Realtor **Need plenty of notice, please.**
 Remarks:

Investors take notice! \$2,950 in cash flow a month. New roof going on soon, so nothing to do here except collect rent. 4 unit multi-family in quiet area that is within walking distance to downtown. Plenty of parking and recent updates include laundry in all units, paint, flooring, and fencing.