


**ACTIVE**  
**C8016123**  
**Board:** H  
Multi-Family Commercial

## 480 THACKER AVENUE

Hope  
Hope Center  
VOX 1L0

**\$1,590,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



3 buildings and total of 12 units sitting on over 1/2 acre high density multi-family zoned property. Property features lane access to back units and large paved front parking area plus fenced yard/lawn area. 2-3 bdrm units and 10-2 bdrm units have potential rents of up to \$1100/mth each some of which have underwent recent cosmetic upgrades. Ideal location to attract good long term tenants located near elementary and secondary schools and in decent residential neighborhood. Easy to rent as very few rental units available in Hope. Very near 0% occupancy rate.

**P.I.D.:** 007-315-716

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** RM-1

**Land Sz SF/Acres:** 24,745 / 0.57

**Prop. Tax/Year:** \$7,891.16 / 2017

**Width / Depth:** 194.00 / 130.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

**Brochure:**

### 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:** 1969

**Complex Name:**

**# of Buildings:**

**# of Storeys:** 2

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 24

**# of Elevators:** 0

**Roof:** Torch On

**HVAC:** Forced Air, Separate Controls

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Concrete Block, Wood Frame

**Firm:** RE/MAX Nyda Realty (Hope)

