



Presented by:
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Active
R2399538

Board: N
 Fourplex

4908 MCLEOD ROAD

Fort Nelson (Zone 64)
 Fort Nelson -Town
 VOC 1R0

Multifamily
\$235,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$235,000
Meas. Type: Feet	# of Rooms:	4	Frontage (metres): 30.48
Depth / Size (ft.): 150	Bedrooms:	2	Approx. Year Built: 1965
Lot Area (sq.ft.): 15,000.00	Beds in Bsmt:	2	Age: 54
Flood Plain:	Beds not in Bsmt:	0	Zoning: RM-1
Rear Yard Exp:	Bathrooms:	5	Gross Taxes: \$2,002.17
Council Apprv?:	Full Baths:	5	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 013-453-807		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2018**
 # of Fireplaces: **0** R.I. Plumbing:
 Fireplace Fuel: R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered
 Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:
 Sprinklers?: **Yes** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 20 DISTRICT LOT 1535 PEACE RIVER DISTRICT PLAN 7421**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Bedroom	10'1 x 9'7			x			x
Bsmt	Bedroom	9'7 x 9'6			x			x
Bsmt	Kitchen	12'1 x 7'7			x			x
Bsmt	Living Room	18' x 8'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,548	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,506	1 Bed Units:		1	Bsmt	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total): 3,054 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
	Suite:		5	Above	3	No	Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 3,054 sq. ft.	Basement: Full, Fully Finished		7				
			8				

Listing Broker(s): **Royal LePage Ft Nelson Realty**

Huge income-producing potential with this great fourplex that has seen many updates! Buy it, occupy one unit and have the renters pay your mortgage - plus put money in the bank! There are two 2-bedroom suites, two 1-bedroom suites, and a bonus bachelor suite. Some of the exterior renovations include: hardie plank siding, windows, roof and deck...plus inside many cosmetic updates make the units both modern and comfortable. Must be seen!!