



Presented by:
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Active
R2490552

Board: N
 Fourplex

50 WEDEENE STREET

Kitimat (Zone 89)
 Kitimat
 V8C 1W2

Multifamily
\$589,990 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$589,990
Meas. Type: Feet	# of Rooms:	5	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1956
Lot Area (sq.ft.): 12,723.00	Beds in Bsmt:	0	Age: 64
Flood Plain:	Beds not in Bsmt:	3	Zoning: R3A
Rear Yard Exp:	Bathrooms:	1	Gross Taxes: \$2,904.39
Council Apprv?:	Full Baths:	1	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: Yes
	P.I.D.: 011-939-613		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **16** Covered Parking: Parking Access: **Front**
 Parking: **Open, RV Parking Avail., Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 11 BLOCK 217 PLAN PRP3598 DISTRICT LOT 6025 RANGE 5 LAND DISTRICT 14**

Amenities: **None**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	10' x 8'			x			x
Above	Master Bedroom	16' x 11'			x			x
Above	Bedroom	10' x 8'			x			x
Main	Living Room	14'2 x 11'			x			x
Main	Kitchen	17'1 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,910	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,900	1 Bed Units:		1	Above	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	1,900	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	5,710 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	5,710 sq. ft.	Basement: Unfinished		7				
				8				

Listing Broker(s): **Pace Realty Corp (Kitimat)**

Pace Realty Corp (Kitimat)

Great investment opportunity for someone looking at getting into the busy rental market of Kitimat. This great fourplex is located in a convenient area close to schools, recreation and the down-town core, parks and more. Four units, two of which are already tenanted with spacious kitchen and living room on main floor and bedrooms located on upper level. Un-finished basements with loads of storage space and patio for relaxing on those warm summer days.