



Presented by:
Nischal Ram
 Sutton Premier Realty
 Cell: 604-308-6404
 www.nischalram.com
 Realtornischal@gmail.com



Active
R2554626

Board: N
 Duplex

563 W 5TH AVENUE

Prince Rupert (Zone 52)
 Prince Rupert - City
 V8J 1T8

Multifamily

\$550,000 (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$550,000**
 Meas. Type: **Feet** # of Rooms: **10** Frontage (metres): **30.48**
 Depth / Size (ft.): **100** Bedrooms: **4** Approx. Year Built: **1957**
 Lot Area (sq.ft.): **10,000.00** Beds in Bsmt: **0** Age: **64**
 Flood Plain: **No** Beds not in Bsmt: **4** Zoning: **R-2**
 Rear Yard Exp: **East** Bathrooms: **2** Gross Taxes: **\$2,203.23**
 Council Apprv?: Full Baths: **2** For Tax Year: **2020**
 If new, GST/HST inc?: **No** Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **014-681-803** Tour:
 View: **Yes: CITYSCAPE HARBOUR & MOUNTAIN**
 Complex / Subdiv: **SECTION 5**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal, Community**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**

Metered **N**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Side**
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**
 Dist. to Public Transit: **ONE BLOCK** Dist. to School Bus: **ONE BLOCK**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 3, (WEST 1/2 OF LOT 4), AMENDED LOT 5 (SEE E11763) & LOT 6, BLOCK 11, SECTION 5, DISTRICT LOT 251, RANGE 5, COAST DISTRICT PLAN 923 (014-681-757, 012-900-508, 012-900-524)**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 12'2' x 17'8' | | | x | | | x |
| Main | Kitchen | 9'11' x 12' | | | x | | | x |
| Main | Master Bedroom | 13'4' x 10'1' | | | x | | | x |
| Main | Bedroom | 12'11 x 9'11 | | | x | | | x |
| Main | Laundry | 5'2' x 6'7' | | | x | | | x |
| Above | Living Room | 12'2' x 17'8' | | | x | | | x |
| Above | Kitchen | 9'11' x 12' | | | x | | | x |
| Above | Master Bedroom | 13'4' x 10'1' | | | x | | | x |
| Above | Bedroom | 12'11 x 9'11' | | | x | | | x |
| Above | Laundry | 5'2' x 6'7' | | | x | | | x |

Finished Floor (Main): **750**
 Finished Floor (Above): **832**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,582 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **1,582 sq. ft.**

Bachelor Units: Income as at:
 1 Bed Units:
 2 Bed Units: Income/annum:
 3 Bed Units: Less Op. Exp:
 Other Units: Net Op. Income:
 Suite:
 Crawl/Bsmt. Height:
 Basement: **Crawl, Part, Unfinished**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1 | Main | 4 | No |
| 2 | Above | 4 | No |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Realty Executives Pr. Rupert**

A one of a kind investment property! This 2 bedroom up and 2 bedroom down duplex is situated on a remarkable 100 x 100 bright and sunny hillside location in the heart of Prince Rupert. This property has an incredible 270 degree view of the Prince Rupert harbor, uptown cityscape and Mount Hays Mountain! The possibilities are endless on what a wise investor could accomplish on this remarkable building site! Or, alternatively you can simply either live in one suite and rent out the other or rent out both suites in the duplex while you are planning your future with the property!