

ACTIVE**C8023941****Board:** N

Multi-Family Commercial

565 MOUSE MOUNTAIN DRIVE

Vanderhoof And Area (Zone 56)

Fraser Lake

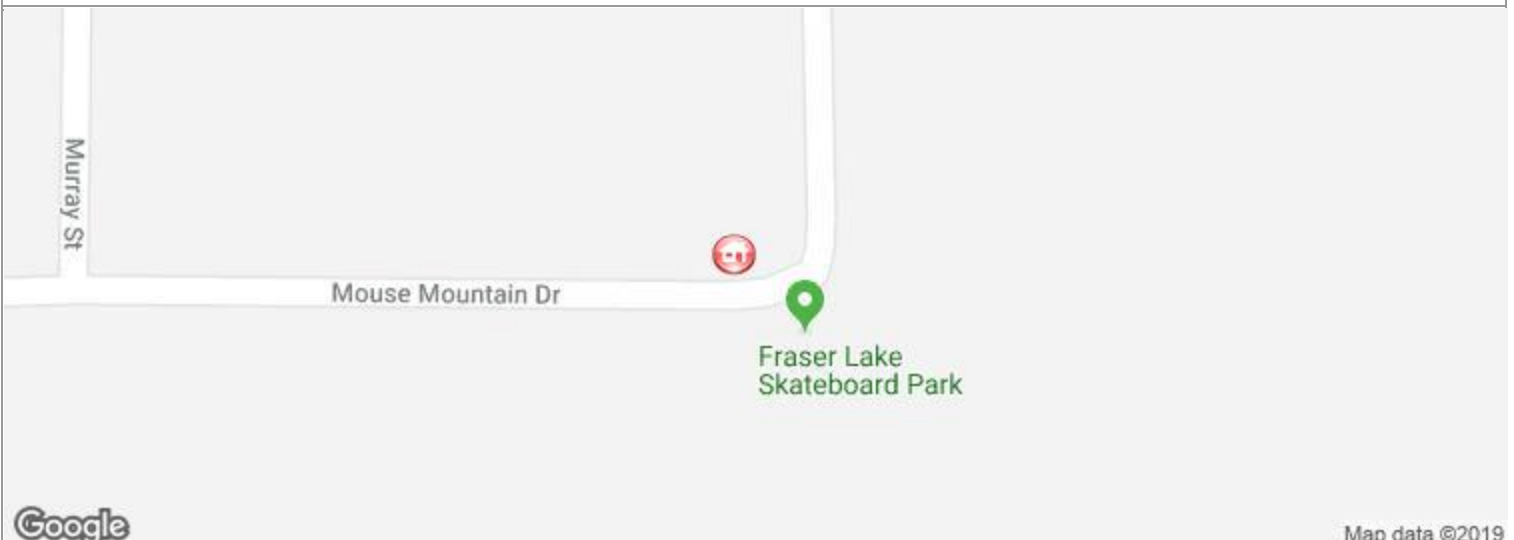
V0J 1S0

\$675,000 (LP)

(SP)

(LR sq. ft. p/a) 

565 Mouse Mountain Drive, Fraser Lake is a 25-unit apartment building for sale. Most of this building is currently vacant. Roof needs of replacement. Suites need interior updates. A stockpile of new fridges and stoves are onsite, ready for installation. Mechanically, the building is in good shape with individual electric hot water tanks, electric baseboard heat and separate hydro meters. Fraser Lake is a key market for the LNG Canada pipeline project. As a result of a 1,100 person work camp built on the edge of town, the population will double in the next 8 months. Cap rate projections of 7.78% - 11.41% including renovation costs. Take advantage of this unique opportunity for upside and cash flow. Available on its own or together with an additional 31 units at 610 Laird St, Fraser Lake.

P.I.D.: 007-704-313**Property Type:** Multi-Family Commercial**Zoning/Land Use:** R2**Land Sz SF/Acres:** 64,033 / 1.47**Brochure:****Prop. Tax/Year:** \$5,271.00 / 2018**Width / Depth:** /**Transaction Type:** For Sale**Sale Type:** Asset**Virtual Tour:****Property Details****Interest In Land:** Freehold**Environmental Assessment Phase:** None**Occupancy:** Tenant**Seller's Rights Reserved:** No**Amenities:****Site Services:****Restrictions:** None Known**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:** 17,675 **Width / Depth:** /**Year Built:** 1980**Complex Name:** THE BLACK BUILDING**# of Buildings:** **# of Storeys:****# of Loading Doors:** **# of Grade Doors:****Parking Spaces:** 40 **# of Elevators:** 0**Roof:** Flexible Membrane, Torch On**HVAC:** Baseboard, Electric, Separate Water Heaters**Building Type:** Low Rise (2-4 storeys)**Construction Type:** Wood Frame**Firm:** Multifamily Real Estate Services Corporation

Google

Map data ©2019

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Information herein deemed reliable but not guaranteed.

Client View