

ACTIVE
C8005966
Board: N
Multi-Family Commercial

575 EVERGREEN DRIVE

Prince Rupert (Zone 52)
Port Edward
V0V 1G0

\$489,000 (LP) 
(SP)
(LR sq. ft. p/a)



This 8-unit multi-family unit is located across the street from the new baseball diamond and the soccer field park with a great view looking towards the water. The gross annual revenue is over \$43000.00. There have been ongoing renovations, most recently drainage work and a few new windows. Roof is approximately 3 years old. Coin operated laundry facility with 2 washers and 2 dryers. Whether you want rental income or a place to house many workers, this is definitely a place to consider investing in.

P.I.D.: 012-388-416

Property Type: Multi-Family Commercial

Zoning/Land Use: RM2

Land Sz SF/Acres: 14,400 / 0.33

Prop. Tax/Year: \$2,548.59 / 2015

Width / Depth: 120.00 / 120.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Brochure:

Property Details

Seller's Interest: Registered Owner

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities:

Site Services: Cable, Electricity, Garbage Collection, Paved Streets, Telephone, Sanitary Sewer, Sewer - Storm

Restrictions: None Known

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: 8 **# of Elevators:**

Roof: Torch On

HVAC: Baseboard

Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Office Area Sq Ft:

Mezzanine Area Sq Ft:

Major Business Type:

Retail Area Sq Ft:

Other Area Sq Ft:

Minor Business Type:

Warehouse Sq Ft:

Lease Rate (sq.ft.):

Lease Op Cost (sq.ft.):

Lease Sub-lease:

Lease Term,

Lease Size (sq.ft.):

Additional Rent/SF:

Tot. Spce Avail for Lse:

months:

Lease Type:

Lease Exp. Date:

Subj. Unit Cont. Spce:

Legal: LOTS 7 & 8 BLOCK 24 DISTRICT LOT 446 RANGE 5 COAST DISTRICT PLAN 3114 FOR PROVINCE AND CONDITION IN CROWN GRANT SEE 756681

List Firm 1: RE/MAX Coast Mountains - OFC: 250-624-9444

Appointment Contact: DOROTHY WHARTON

List Firm 2:

Appointment Phone: 250-600-7876

List Sales Rep 1: Dorothy Wharton - CONTC: 250-600-7876

Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 2:

List Sales Rep 3:

Lister Email: dwharton@citywest.ca

Lister Website:

Commission: 3% ON 1ST \$100,000/1.5% ON BALANCE

Lease Commission:

Seller Name: SAU KING ELI WONG

Sell Rep 1:

Rep 2:

Rep 3:

Sell Firm 1:

Firm 2:

Realtor Remarks: Disclose to buyer - the two bedroom units may not be legal conforming 2 bedroom units. Additional PID#s 012-351-199

Days on Market: 555

List Date: 5/9/2016

Sold Date:

Previous Price: \$0

Expiry Date: 11/30/2017

Sold Price:

Original Price: \$489,000