

ACTIVE
C8006863
Board: N
Multi-Family Commercial

LOTS 6-8 N MACKENZIE AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 1P1

\$550,000 (LP) 
(SP)
(LR sq. ft. p/a)



Great investment - Owner is willing to sell the 3 deeded properties with 11 rentals as follows - 1140 & 1144 must be purchased together for \$499,000. 1152 N Mackenzie can be purchased for \$59,000. OR ALL 3 PROPERTIES FOR \$550,000. The 11 units have a total income of \$72,300/yr. Expenses are: taxes \$6498.85 ; water & sewer \$4120.80 and insurance \$4501.32. All units in 1144 Mackenzie have recently been repainted inside. A great investment with a good return.

P.I.D.: 013-498-525

Property Type: Land Commercial,

Zoning/Land Use: R1/R2

Land Sz SF/Acres: 8,712 / 0.20

Brochure:

Prop. Tax/Year: \$6,498,385.0 / 2015

Width / Depth: 66.00 / 132.00

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

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, Telephone, Sanitary Sewer, Sewer - Storm, City Water

Restrictions: None Known

General Building Details

Subj. Space SqFt: / **Width / Depth:** /

Year Built: 1975

Complex Name: WAKESIDE INVESTMENTS

of Buildings: **# of Storeys:** 2

of Loading Doors: **# of Grade Doors:**

Parking Spaces: AMPLE **# of Elevators:** 0

Roof: Asphalt Shingles

HVAC: Baseboard, Common Water Heater

Building Type: Residential Mix, Mul Tenant/MultiPlex (5+)

Construction Type: Concrete Block, Wood Frame

Office Area Sq Ft:

Retail Area Sq Ft:

Warehouse Sq Ft:

Mezzanine Area Sq Ft:

Other Area Sq Ft:

Major Business Type:

Minor Business Type:

Lease Rate (sq.ft.):

Lease Size (sq.ft.):

Lease Type:

Lease Op Cost (sq.ft.):

Additional Rent/SF:

Lease Exp. Date:

Lease Sub-lease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:

Lease Term,

months:

Legal: LOTS 6-7-8 DISTRICT LOT 8843 LD 05 PL PGP6993

List Firm 1: RE/MAX Williams Lake Realty - OFC: 250-392-2253

List Firm 2:

List Sales Rep 1: Joy Hennig - CONTC: 250-398-0101

List Sales Rep 2:

Lister Email: joyhennig@wlake.com

Commission: 3% OF THE FIRST \$100,000 AND 1.2% OF THE BALANCE OF THE SALE PRICE

Appointment Contact: JOY

Appointment Phone: 250-398-0101

Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 3:

Lister Website: www.joyhennig.com

Lease Commission:

Seller Name: WAKESIDE INVESTMENTS

Sell Rep 1:

Sell Firm 1:

Rep 2:

Firm 2:

Rep 3:

Realtor Remarks: Additional PID#s: 013-498-533 and 013-500-881 Must have 24 hours notice, as all 11 units are tenant-occupied. Call LB for appointments. Master key is at Re/Max office.

Days on Market: 531

List Date: 6/15/2016

Expiry Date: 6/15/2018

Sold Date:

Sold Price:

Previous Price: \$0

Original Price: \$550,000