



Presented by:
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Active
R2341778

Board: N
 Fourplex

60-66 STIKINE STREET

Kitimat (Zone 89)
 Kitimat
 V8C 1W5

Multifamily
\$649,800 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$749,900
Meas. Type: Feet	# of Rooms:	6	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1956
Lot Area (sq.ft.): 13,455.00	Beds in Bsmt:	0	Age: 63
Flood Plain:	Beds not in Bsmt:	3	Zoning: R3-A
Rear Yard Exp:	Bathrooms:	1	Gross Taxes: \$3,125.00
Council Apprv?:	Full Baths:	1	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: Yes
	P.I.D.: 011-939-672		Tour:
View: No			
Complex / Subdiv:			
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Sewer Type: Sanitation		

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # 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: **2013**
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered

Total Parking: **8** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: ASK LISTING AGENT**
 Floor Finish: **Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 1, DISTRICT LOT 6032, RANGE 5, CDP 3598**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	12' x 10'			x			x
Above	Bedroom	10'5 x 11'5			x			x
Above	Bedroom	10'5 x 10'5			x			x
Above	Bedroom	10'5 x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,948	Bachelor Units:	Income as at:	2/1/2019	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,948	1 Bed Units:			1	Above	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	\$67,800.00	2				Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	\$17,700.00	3				Pool:
Finished Floor (Total):	3,896 sq. ft.	Other Units:	Net Op. Income:	\$50,100.00	4				Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	1,948	Crawl/Bsmt. Height:			6				
Grand Total:	5,844 sq. ft.	Basement: Full, Unfinished			7				
					8				

Listing Broker(s): **Mehta & Associates Realty**

Cap rate of 7.7%. Turn key investment! Fully occupied 4-Plex with current Gross Monthly Income of \$5,650. Excellent tenants. Central Location near town Centre. Building consists of two 3 bedroom Units and two 2 bedroom Units. Total 10 Bedrooms and 4 Bathrooms. Substantial renovations done in 2013: Bathrooms, kitchens, laminate floors, appliances. 2 Units are Fully furnished. 2 are Partially furnished. Property management in place.