



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



Active
R2388223

Board: N
 Fourplex

610-618 JOHNSON STREET

PG City Central (Zone 72)
 Central
 V2M 2Z9

Multifamily

\$459,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$459,900
Meas. Type: Feet	# of Rooms:	19	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	6	Approx. Year Built: 9999
Lot Area (sq.ft.): 6,086.59	Beds in Bsmt:	4	Age: 999
Flood Plain:	Beds not in Bsmt:	2	Zoning: RT2
Rear Yard Exp: East	Bathrooms:	6	Gross Taxes: \$4,458.39
Council Apprv?:	Full Baths:	6	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 014-132-770		Tour:

View: :

Complex / Subdiv: **CENTRAL**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt., Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Substantially Rebuilt**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Rear**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **LOT 13 ASSIGNED LOT A (55705M) BLOCK 24 DISTRICT LOT 937 CARIBOO DISTRICT PLAN 752 (ADDITIONAL PID# 014-132-702)**

Amenities:

Site Influences: **Lane Access, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'11 x 11'	Bsmt	Living Room	11'9 x 12'10			x
Main	Eating Area	7'6 x 8'	Bsmt	Living Room	10' x 9'			x
Main	Living Room	16'11 x 12'1	Bsmt	Kitchen	8'3 x 5'8			x
Main	Master Bedroom	10'6 x 19'2	Bsmt	Kitchen	9'9 x 5'5			x
Main	Bedroom	7'11 x 10'5	Bsmt	Bedroom	7'11 x 10'5			x
Main	Laundry	4'11 x 5'11	Bsmt	Bedroom	9' x 8'4			x
Bsmt	Kitchen	8'3 x 5'8	Bsmt	Living Room	11'9 x 12'10			x
Bsmt	Kitchen	9'9 x 5'5	Bsmt	Living Room	10' x 9'			x
Bsmt	Bedroom	7'11 x 10'5	Bsmt	Kitchen	9'9 x 5'5			x
Bsmt	Bedroom	9' x 8'4			x			x

Finished Floor (Main):	2,000	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	2,000	3 Bed Units:	Less Op. Exp:	3	Bsmt	3	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5	Bsmt	3	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Bsmt	3	No	
Grand Total:	4,000 sq. ft.	Basement: Fully Finished, Separate Entry		7				
				8				

Listing Broker(s): **eXp Realty**

Side by Side Duplex with 6 suites in total. Current rents are \$2,885/month with one of the 2-bedroom suites vacant. Vendor pays all utilities. New owner can move in and have the property pay for itself. Central location close to shopping and bus routes. Long-term tenants want to stay. All measurements are approximate, and buyer is to verify if deemed important.