

**ACTIVE**  
**C8006134**  
**Board: N**  
Multi-Family Commercial

**616 W 7TH AVENUE**  
Prince Rupert (Zone 52)  
Prince Rupert - City  
V8J 2M1

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



This 10-unit multi-family unit is centrally located within easy walking distance of downtown, the swimming pool, civic centre, golf course and several schools. The gross annual revenue is over \$56,000. Coin-operated laundry facility in basement. Great rental income potential, or a place to house many workers. This is a place to consider as an investment opportunity.

**P.I.D.:** 014-672-839

**Property Type:** Land Commercial,

**Zoning/Land Use:** R2

**Land Sz SF/Acres:** 5,000 / 0.11

**Brochure:**

**Prop. Tax/Year:** \$2,901.14 / 2015

**Width / Depth:** 50.00 / 100.00

**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, Garbage Collection, Paved Streets, Telephone, Sanitary Sewer, Sewer - Storm

**Restrictions:** None Known

**General Building Details**

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

**Year Built:** 1910

**Complex Name:**

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

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

**Parking Spaces:** 0                      **# 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 30 & 31 BLOCK 15 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 HERETO IS ANNEXED EASEMENT TD6617 OVER PART OF AMENDED LT 32 (SEE H7664) BLK 15 SEC 5 DL 251 R5 COAST DISTRICT PLAN 92

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

**Appointment Contact:** DOROTHY

**List Firm 2:**

**Appointment Phone:** 250-600-7876

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

**Appointment Instructions:** Touchbase

**List Sales Rep 2:**

**List Sales Rep 3:**

**Lister Email:** dwharton@citywest.ca

**Lister Website:**

**Commission:** 3% OF THE FIRST \$100,000 AND 1.5% OF THE BALANCE

**Lease Commission:**

**Seller Name:** SAU KING ELI WONG

**Sell Rep 1:**

**Rep 2:**

**Rep 3:**

**Sell Firm 1:**

**Firm 2:**

**Realtor** Additional PID# 014-672-812 / Disclosure to Buyer: Existing non-conforming building - is a multi-family building situated in R2 zoning.  
**Remarks:**

**Days on Market:** 560

**List Date:** 5/16/2016  
**Expiry Date:** 11/30/2017

**Sold Date:**  
**Sold Price:**

**Previous Price:** \$0  
**Original Price:** \$489,000