



Presented by:
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Active
R2544973

Board: N
 Duplex

649-655 AHBAU STREET

PG City West (Zone 71)
 Spruceland
 V2M 3R8

Multifamily

\$558,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$578,000**
 Meas. Type: **Feet** # of Rooms: **27** Frontage (metres): **0.00**
 Depth / Size (ft.): **0** Bedrooms: **13** Approx. Year Built: **1972**
 Lot Area (sq.ft.): **7,719.00** Beds in Bsmt: **8** Age: **49**
 Flood Plain: **No** Beds not in Bsmt: **5** Zoning: **RT1**
 Rear Yard Exp: Bathrooms: **7** Gross Taxes: **\$4,768.57**
 Council Apprv?: Full Baths: **4** For Tax Year: **2020**
 If new, GST/HST inc?: Half Baths: **3** Tax Inc. Utilities?: **No**
 P.I.D.: **012-040-932** Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **8** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, 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: **Laminate, Mixed, Vinyl/Linoleum**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 393 DISTRICT LOT 937 PLAN 15185**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 7'9	Bsmt	Bedroom	20'4 x 10'10	Main	Bedroom	10'4 x 10'
Main	Living Room	21'10 x 9'10	Bsmt	Utility	11'3 x 10'7	Bsmt	Kitchen	8'11 x 6'10
Main	Dining Room	9'4 x 8'6	Bsmt	Laundry	8'1 x 4'11	Bsmt	Bedroom	10'11 x 8'5
Main	Bedroom	10'8 x 10'1			x	Bsmt	Bedroom	19'7 x 10'8
Main	Bedroom	10'9 x 8'10			x	Bsmt	Bedroom	10'10 x 8'4
Main	Bedroom	11'11 x 9'2	Main	Kitchen	8'0 x 7'10	Bsmt	Bedroom	10'10 x 8'1
Bsmt	Kitchen	8'7 x 6'11	Main	Living Room	22'4 x 9'4	Bsmt	Utility	8'0 x 5'2
Bsmt	Bedroom	10'10 x 8'3	Main	Dining Room	9'6 x 8'3	Bsmt	Laundry	8'1 x 4'11
Bsmt	Bedroom	10'10 x 8'1	Main	Bedroom	16'10 x 11'1	Bsmt	Storage	11'3 x 9'11
Bsmt	Bedroom	10'10 x 8'4	Main	Walk-In Closet	11'0 x 5'11			x

Finished Floor (Main):	2,304	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	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	2,304	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	4,608 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5	Bsmt	2	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Bsmt	2	No	
Grand Total:	4,608 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7	Main	2	Yes	
				8			No	

Listing Broker(s): **Royal LePage Aspire Realty**

Royal LePage Aspire Realty

Turnkey multifamily investment property with proven yearly rent potential of \$71k. Central location and walking distance to shopping amenities and public transport that links with UNBC and CNC. #649 features 7 rooms and 4 bathrooms and #655 features 6 bedrooms 3 bathrooms. Two full kitchens and two kitchenettes. Many big-ticket updates include two new hot water tanks and high-efficiency furnaces, new roof, new deck, new flooring throughout bedrooms, two new sets of Samsung washers/dryers and LED lights throughout. Rooms are furnished, some with mini-fridges and smart TVs. With 8% cap rate and loyal rent-paying tenants, you would not want to miss out on this excellent cashflow opportunity. Financials and additional property details are available to serious pre-qualified buyers on request.