



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



Active
R2225345

Board: N
 Triplex

651 WADE AVENUE

Quesnel (Zone 28)
 Quesnel - Town
 V2J 1E3

Multifamily

\$229,900 (LP)

(SP)



Sold Date:	Frontage (feet):	61.40	Original Price: \$229,900
Meas. Type: Feet	# of Rooms:	14	Frontage (metres): 18.71
Depth / Size (ft.): 120	Bedrooms:	6	Approx. Year Built: 1994
Lot Area (sq.ft.): 7,368.00	Beds in Bsmt:	0	Age: 23
Flood Plain:	Beds not in Bsmt:	6	Zoning: C2
Rear Yard Exp:	Bathrooms:	8	Gross Taxes: \$5,456.57
Council Apprv?:	Full Baths:	4	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	4	Tax Inc. Utilities?: No
	P.I.D.: 013-735-896		Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Total Parking: **10** Covered Parking: **3** Parking Access: **Front, Lane**
 Parking: **Garage; Double, Garage; Single**
 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 18 BLK1 DL704**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20' x 14'	Above	Living Room	16' x 13'			x
Above	Kitchen	20' x 10'	Above	Kitchen	19' x 9'			x
Above	Dining Room	14' x 12'	Above	Other	15' x 10'			x
Above	Master Bedroom	16' x 13'	Above	Bedroom	12' x 10'			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 8'			x			x
Above	Living Room	16' x 14'			x			x
Above	Kitchen	19' x 9'			x			x
Above	Master Bedroom	15' x 10'			x			
Above	Bedroom	12' x 10'6			x			

Finished Floor (Main):	3,663	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	4,700	1 Bed Units:		1	Above	4	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units: 2	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units: 1	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total):	8,363 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5	Main	2	No	Door Height:
Unfinished Floor:	3,663	Crawl/Bsmt. Height:		6	Main	2	No	
Grand Total:	12,026 sq. ft.	Basement: Full, Fully Finished		7	Main	2	No	
				8	Main	2	No	

Listing Broker(s): **Caledonia Realty Ltd**

This large, centrally located building has the potential to make any investor a large monthly income. Property is zoned C2 with three legal residential rental suites upstairs. Large commercial office/retail space (vacant) on the main floor. There is a full basement (vacant) with some development and outside entrance(s). The large 3 bedroom suite has 2 full bathrooms, gas fireplace in living room, a covered deck and comes with a single car garage. There is a double wide garage for the buildings use. Parking at front and side parking. Priced below 2017 BC Assessment and well below replacement cost. Measurements are approximate and to be verified if important.