

ACTIVE
C8013976
Board: V
 Multi-Family Commercial

76 COBURG STREET
 New Westminster
 Downtown NW
 V3L 5G7

\$3,800,000 (LP) 
 (SP)
 (LR sq. ft. p/a)



Extremely well maintained legal 12 unit complex consisting of 8 - 2 br and 4 - 1 br. Suitable for investor interested in a self-managed turnkey building. Three storey walk-up wood frame with a gated basement garage with 12 parking stalls. Located on the southwest corner of Coburg Street and Royal Avenue close to Queen's Park. Tenants responsible for electric heat with each unit individually metered.

P.I.D.: 001-028-111
Property Type: Multi-Family Commercial
Zoning/Land Use: RM-2
Land Sz SF/Acres: 8,712 / 0.20
Prop. Tax/Year: \$10,119.88 / 2017
Width / Depth: 66.00 / 132.00
Transaction Type: For Sale
Sale Type: Asset
Brochure:

Virtual Tour:

Property Details

Seller's Interest: Registered Owner
Interest In Land: Freehold
Environmental Assessment Phase: Phase/Stage 1
Occupancy: Tenant
Seller's Rights Reserved: No
Amenities:

Site Services:

Restrictions: None Known

General Building Details

Subj. Space SqFt: **Width / Depth:** /
Year Built: 1977
Complex Name: MCCALLUM HOUSE
of Buildings: **# of Storeys:** 3
of Loading Doors: **# of Grade Doors:**
Parking Spaces: 12 **# of Elevators:**
Roof: Torch On
HVAC: Electric
Building Type: Low Rise (2-4 storeys)
Construction Type: Concrete, Wood Frame

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Sq Ft:

Mezzanine Area Sq Ft:
Other Area Sq Ft:

Major Business Type:
Minor Business Type:

Lease Rate (sq.ft.):
Lease Size (sq.ft.):
Lease Type:

Lease Op Cost (sq.ft.):
Additional Rent/SF:
Lease Exp. Date:

Lease Sub-lease:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:

Lease Term, months:

Legal: PL NWP2620 LT 4 BLK C LD 36 LOUISA GARDENS

List Firm 1: Multiple Realty Ltd. - OFC: 604-434-1431
List Firm 2:
List Sales Rep 1: Milton Lam - CONTC: 604-720-9617
List Sales Rep 2:
Lister Email: milton.b.lam@gmail.com
Commission: 1.15% OF SELLING PRICE

Appointment Contact: MILTON LAM
Appointment Phone: 604-720-9617
Appointment Instructions: Touchbase

List Sales Rep 3:
Lister Website:

Lease Commission:

Seller Name: JOZEF TRELA/VERONIKA TRELA

Sell Rep 1:

Rep 2:

Rep 3:

Sell Firm 1:

Firm 2:

Realtor Remarks: Stage 1 environmental assessment dated year 2002. Stable tenants. Rents are below current market. Showing on Mondays and Thursdays ONLY between 10am-4pm. 48 hours notice required. Please TOUCHBASE. Email milton.b.lam@gmail.com for info.

Days on Market: 119

List Date: 8/1/2017
Expiry Date: 7/31/2018

Sold Date:
Sold Price:

Previous Price: \$3,880,000
Original Price: \$3,880,000