


**ACTIVE**  
**C8013976**  
**Board: V**  
Multi-Family Commercial

## 76 COBURG STREET

New Westminster  
Downtown NW  
V3L 5G7

**\$3,668,000** (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

**Brochure:**

**Prop. Tax/Year:** \$10,119.88 / 2017

**Width / Depth:** 66.00 / 132.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:** Phase/Stage 1

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

**Restrictions:** None Known

**Office Area Sq Ft:**

**Retail Area Sq Ft:**

**Warehouse Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Other Area Sq Ft:**

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

### 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:**

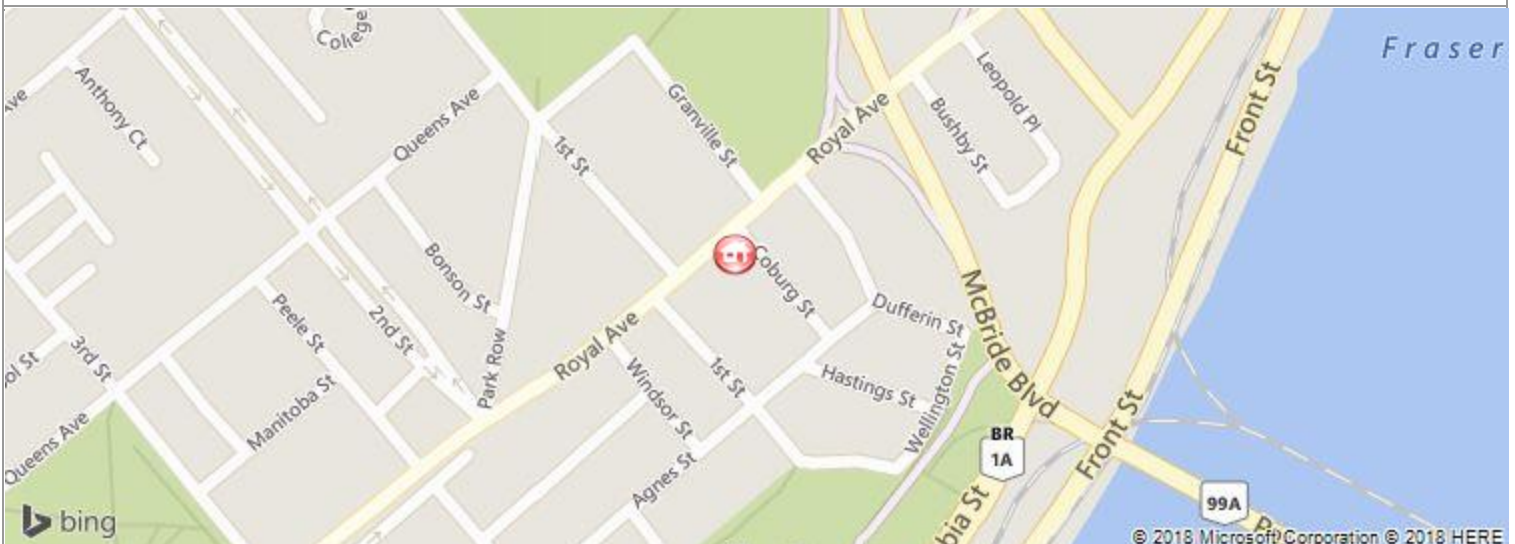
**Roof:** Torch On

**HVAC:** Electric

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Concrete, Wood Frame

**Firm:** Multiple Realty Ltd.



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Information herein deemed reliable but not guaranteed.

Client View