



Presented by:
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Active
R2220032

Board: N
 Fourplex

7903 95 AVENUE

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 1G5

Multifamily
\$485,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	96.17	Original Price: \$485,000
Meas. Type: Feet	# of Rooms:	1	Frontage (metres): 29.31
Depth / Size (ft.): 150	Bedrooms:	0	Approx. Year Built: 1956
Lot Area (sq.ft.): 0.00	Beds in Bsmt:	0	Age: 61
Flood Plain: Exempt	Beds not in Bsmt:	0	Zoning: RM2
Rear Yard Exp:	Bathrooms:	1	Gross Taxes: \$3,141.41
Council Apprv?:	Full Baths:	1	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 008-635-269		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Rain Screen:
 Renovations:
 # of Fireplaces: **0**

Fireplace Fuel:
 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:

Total Parking: Covered Parking: **0** Parking Access:
 Parking: **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:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 10 & 11 BLK 12 SECT 32 TWP 83 RNG 18 WEST OF THE MERIDIAN PEACE RIVER DISTRICT PLAN 8520**

Amenities: **In Suite Laundry**

Site Influences:
 Features: **Clothes Washer/Dryer, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	3,474	Bachelor Units:	Income as at:	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>	<u>Outbuildings</u>
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	3,474 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,474 sq. ft.	Basement: Crawl		7				
				8				

Listing Broker(s): **Century 21 Energy Realty**

Wanting to expand your financial portfolio? Don't let this opportunity pass you by. A fully occupied four-plex on large double lot, offering two 3-bedroom units and two 2-bedroom units. Rancher style - means no basement suites. Plenty of open parking and yard space, with alley access as well. All units are equipped with their own laundry and furnace. Professionally managed and consistently maintained.