



Presented by:
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Active
R2396332

Board: N
 Fourplex

803-805 OCEANVIEW DRIVE

Prince Rupert (Zone 52)
 Port Edward
 V0V 1G0

Multifamily
\$699,000 (LP)
 (SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$699,000
Meas. Type: Feet	# of Rooms: 12	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms: 5	Approx. Year Built: 1976
Lot Area (sq.ft.): 8,824.00	Beds in Bsmt: 0	Age: 43
Flood Plain:	Beds not in Bsmt: 5	Zoning: R2
Rear Yard Exp:	Bathrooms: 6	Gross Taxes: \$1,486.36
Council Apprv?:	Full Baths: 4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths: 2	Tax Inc. Utilities?: No
	P.I.D.: 009-160-400	Tour:
View: Yes: OCEAN		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **5** Covered Parking: Parking Access: **Front**
 Parking: **Open, RV Parking Avail.**
 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?: **Y**
 Bylaw Infractions?: **n**

Legal: **LOT 1, LOT 2 DISTRICT LOT 446, RANGE 5, COAST DISTRICT PLAN 7447 (009-160-451)**

Amenities: **None**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 13'8	Below	Bedroom	12'11 x 11'3			x
Main	Dining Room	13'7 x 9'10	Below	Laundry	11'5 x 9'11			x
Main	Kitchen	20' x 9'10			x			x
Main	Master Bedroom	14' x 11'4			x			x
Main	Bedroom	9'9 x 9'2			x			x
Main	Bedroom	10'10 x 10'6			x			x
Below	Foyer	13'2 x 8'			x			x
Below	Living Room	16'3 x 13'8			x			x
Below	Kitchen	15'1 x 14'2			x			x
Below	Bedroom	14'2 x 10'6			x			x

Finished Floor (Main): 2,630	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,630	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total): 5,260 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
	Suite:		5	Main	2	Yes	Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6	Below	4	No	
Grand Total: 5,260 sq. ft.	Basement: None		7				
			8				

Listing Broker(s): **Realty Executives Pr. Rupert**

Great investment opportunity with this money-making property! This property contains 4 executive suites and has been completely renovated inside and out. The modern upgrades and quality finishes were done by a reputable contractor with virtually no space left untouched. The upper floor offers two 3-bedroom units & the lower level offers two 2-bedroom units. Located in sunny Port Edward, with a great view of the harbour this property proves to be in high demand & a great choice for any seasoned investor! With all new kitchens, bathrooms, and renovations, you can start collecting high rents ASAP!