


ACTIVE
C8034463
Board: N
 Multi-Family Commercial

8408 92 AVENUE
 Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 6X2

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



Investor Alert! Perfect market timing in Fort St John (home to BC Hyrdo's \$13B+ Site C dam and supply centre for Shell's \$60B LNG Canada project) to invest in this rare opportunity - 21 strata-titled 3-bedroom 2.5-bath+garage 1,400+ sq ft townhouses in a prime location only a block from Fort St John's high school and 2 blocks from elementary and middle schools. Canterbury Estates was built in 2000 and is already fully strata-titled - creating unique opportunities for a discerning investor. Many renovations have been completed - some units have been renovated top to bottom, many have also had substantial renovations completed. Offered at a 6% CAP, room to increase rents \$300+ per door upon releasing units, or a prime property to fully furnish and lease to Site C / Oil and Gas employees to crank this property over 10% CAP. Full information package available.

P.I.D.: 024-874-914

Property Type: Multi-Family Commercial

Zoning/Land Use: RM2

Land Sz SF/Acres: 67,029 / 1.54

Prop. Tax/Year: \$39,109.35 / 2020

Width / Depth: 216.50 / 366.24

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Brochure:

Property Details

Interest In Land: Freehold

Environmental Assessment Phase: Phase/Stage 1

Occupancy: Tenant

Seller's Rights Reserved:

Amenities:

Site Services:

Restrictions: None Known

General Building Details

Subj. Space SqFt: **Width / Depth:** /

Year Built: 2000

Complex Name: CANTERBURY ESTATES

of Buildings: **# of Storeys:**

of Loading Doors: **# of Grade Doors:**

Parking Spaces: 42 **# of Elevators:**

Roof: Asphalt Shingles

HVAC: Forced Air

Building Type: Condo Strata Complex

Construction Type: Wood Frame

Office Area Sq Ft:

Mezzanine Area Sq Ft:

Retail Area Sq Ft:

Other Area Sq Ft:

Warehouse Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Additional Rent/SF:

Leased Size Sq. Foot:

Lease Term (Months):

Lease Type:

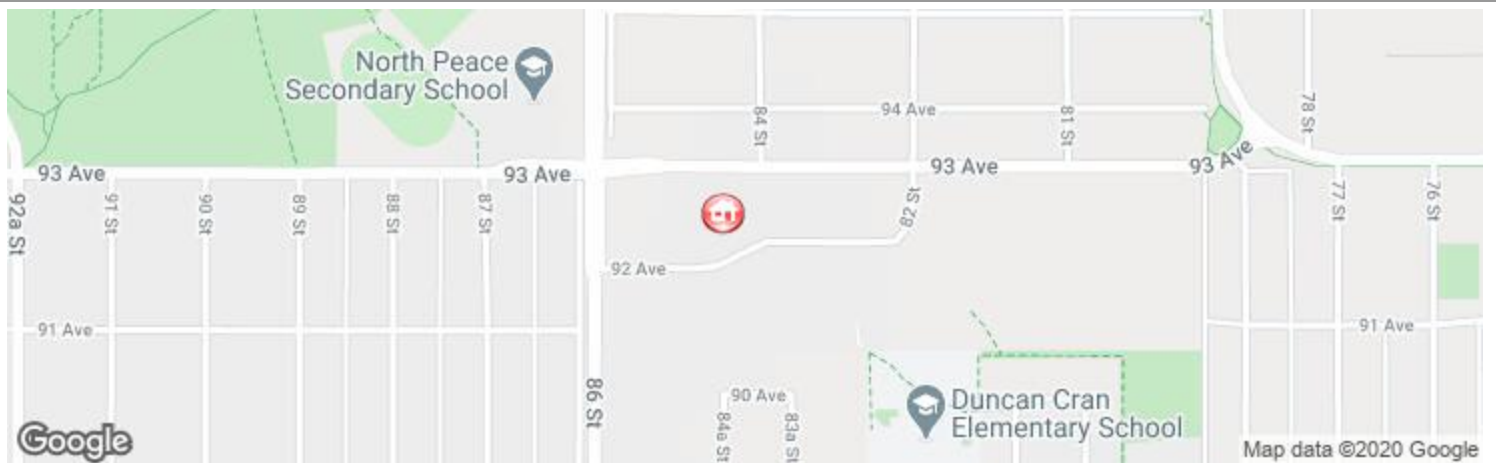
Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:

Firm: eXp Realty



PM

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Client View