



Presented by:
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Active
R2186098

Board: N
 Duplex

1 & 2 8804 89 AVENUE

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 5B8

Multifamily
\$429,900 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$450,000**
 Meas. Type: **Feet** # of Rooms: **16** Frontage (metres): **15.24**
 Depth / Size (ft.): **150** Bedrooms: **6** Approx. Year Built: **1980**
 Lot Area (sq.ft.): **7,500.00** Beds in Bsmt: **6** Age: **38**
 Flood Plain: **No** Beds not in Bsmt: **0** Zoning: **RM2**
 Rear Yard Exp: Bathrooms: **4** Gross Taxes: **\$3,614.15**
 Council Apprv?: Full Baths: **2** For Tax Year: **2016**
 If new, GST/HST inc?: Half Baths: **2** Tax Inc. Utilities?: **No**
 P.I.D.: **009-742-719** Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Preserved Wood**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Other**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 12 BLOCK 10 SECTION 31 TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISRICT PLAN 8780**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 16'6	Main	Dining Room	8' x 8'			x
Main	Kitchen	8'10 x 8'	Main	Family Room	10'8 x 18'2			x
Main	Dining Room	8' x 8'	Bsmt	Master Bedroom	11' x 18'			x
Main	Family Room	10'8 x 18'2	Bsmt	Bedroom	9'2 x 10'8			x
Bsmt	Master Bedroom	11' x 18'	Bsmt	Bedroom	8'6 x 13'3			x
Bsmt	Bedroom	9'2 x 10'8	Bsmt	Storage	8'6 x 8'10			x
Bsmt	Bedroom	8'6 x 13'3			x			x
Bsmt	Storage	8'6 x 8'10			x			x
Main	Living Room	12'6 x 16'6			x			
Main	Kitchen	8'10 x 8'			x			

Finished Floor (Main):	1,488	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	1,488	3 Bed Units:	Less Op. Exp:	3	Main	2	No	Pool:
Finished Floor (Total):	2,976 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,976 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **Gary Reeder Realty Ltd**

Excellent revenue duplex (not strata-titled) close to high school and elementary school, as well as park and playground, each unit has 3 bedrooms, family room, patio doors to small deck. Unit 2 is fenced with large lawn area and back alley access, unit 1 has large sundeck at the front. Unit 2 requires 72hr notice to tenant for showings.