



Presented by:
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Active
R2378914

Board: N
 Duplex

A-B 8911 81A STREET

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 6S5

Multifamily
\$368,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$368,000
Meas. Type: Feet	# of Rooms:	13	Frontage (metres): 15.24
Depth / Size (ft.): 120	Bedrooms:	5	Approx. Year Built: 1999
Lot Area (sq.ft.): 6,000.00	Beds in Bsmt:	0	Age: 20
Flood Plain:	Beds not in Bsmt:	5	Zoning:
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$3,795.43
Council Apprv?:	Full Baths:	1	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?:
	P.I.D.: 007-352-352		Tour:
View:	No		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Sanitation		

Style of Home: **1 Storey, 2 Storey**
 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: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered

Total Parking: **4** Covered Parking:
 Parking: **Open** Parking Access: **Front**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 26 SECTION 32 TOWNSHIP 83 RANGE 18 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT PLAN 26054**

Amenities:

Site Influences:

Features: **Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 0'	Main	Living Room	0' x 0'			x
Main	Kitchen	9'8 x 12'1	Main	Master Bedroom	0' x 0'			x
Main	Dining Room	9'10 x 12'1	Main	Bedroom	0' x 0'			x
Main	Laundry	7'3 x 7'11			x			x
Above	Master Bedroom	12'1 x 11'6			x			x
Above	Bedroom	9'3 x 9'9			x			x
Above	Bedroom	9'10 x 9'4			x			x
Above	Walk-In Closet	7'2 x 9'8			x			x
Main	Kitchen	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x

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

Listing Broker(s): **2 Percent Realty Excellence**

Great Investment Opportunity! Full duplex, priced way below assessed value! Side A is a 3-bedroom 2-bath featuring NEW carpeting and paint. Ready to rent. Side B is a 2-bedroom 1-bath.